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Northamptonshire County Council.

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# *Annual Report*

OF THE  
MEDICAL OFFICER  
of HEALTH

HOUSING SUPPLEMENT  
FOR THE YEAR 1932.

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RUSHDEN :  
STANLEY L. HUNT, THE PRINTERIES,  
COTTAGE TAVERN LANE.  
1933.



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# NORTHAMPTONSHIRE COUNTY COUNCIL.

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GUILDHALL ROAD,  
NORTHAMPTON,

OCTOBER, 1933.

MY LORDS, MISS CARTWRIGHT, AND GENTLEMEN,

I have the honour to submit, as a supplement to the Thirty-sixth Annual Report on the Public Health of the Administrative County of Northampton, a summary of the investigations carried out during the year upon the Housing Conditions of the County. In conducting this enquiry I have received valuable assistance from Dr. Ivor Jones, and the skilled advice and co-operation of the Medical Officers and Sanitary Inspectors of the various County Districts. Nevertheless, almost the whole of the report is a simple account of what I have seen with my own eyes, and I am wholly responsible for the recommendations, and the judgments upon which they are founded.

I have the honour to be,

Your obedient Servant,

J. M. MACKINTOSH.



## I. THE LEGAL BASIS OF THE REPORT.

The legal basis upon which this report rests is Section 32 (1) of the Housing Act, 1930, which provides that

“ It shall be the duty of the council of every county, as respects each rural district within the county, to have constant regard to the housing conditions of persons of the working classes, the extent to which overcrowding or other unsatisfactory housing conditions exist and the sufficiency of the steps which the council of the district have taken, or are proposing to take, to remedy those conditions and to provide further housing accommodation.”

Apart from this specific mandate, there is a general duty laid upon the Public Health and Housing Committee of the Council to have regard to conditions affecting the health of the population, and the Annual Report of the Medical Officer of Health is a record of such conditions.

## II. HISTORICAL SUMMARY.

The history of rural housing is in the main a record of failure. It is a strange paradox that, since Tudor times, there has been constant warfare to secure for the rural cottage sufficient space, light, and fresh air for healthy living. Elizabeth had her own solution “ for the avoiding of the great inconveniences which are found by experience to grow by the erecting and building of great numbers and multitude of cottages, which are daily more and more encreased in many parts of the realm.” With this preamble the Act (31st Eliz.) of 1589, aimed at establishing a class of self-supporting cottagers on the land. It was enacted that every cottage erected or converted for use as a dwelling-house must have at least four acres of land attached to it, and that not more than one family should dwell in any one cottage. The taking of lodgers was prohibited.

The principle of this Act was sound, and it was unfortunate for the labourer and for the country that it was not maintained in a modified form, when the Act was repealed in 1775.

The great Poor Law Act of 1601 impaired the force of the earlier Act by permitting the overseers to erect cottages for the necessitous poor without the provision of surrounding land.

In Northamptonshire the Act of 1589 appears to have been effective during the seventeenth century, for the Quarter Sessions Records (edited by Miss Joan Wake) contain a number of presentations for infringement of this law. Edward Cooper of Long Buckby, for example, was evidently a troublesome fellow :—

“ GUILSBOROUGH HUNDRED.

Northampton s.s. We the jurreiours for the Hundred of Gilsborow doe present Edward Cooper (of Long Buckby in ye said hundred) for erecting as also liveing in an unlawful cotige in Long Bugby, not laying to it 4 acres of land which cottage is now inhabited for ye space of 3 moneths.

We also present the said Ed. Cooper for incroching upon the streete and highway in Long Bugby leading from Watford to Hade by taking away parte thereof by heging it in.

We also present the sayd Ed. Cooper for anoying the highway by laying a dunhill therein.”

On the other hand a presentment did not always mean a conviction, as in the case of Roger Allen of Cold Ashby :—

“ Forasmuch as it hath been made to appeare at this present Sessions that one Roger Allen of Cole Ashby in this county is possest of a single tenement there to which is not laid ffoure acres of land of his own ffreehold but in respect of his poverty desires the lycence of this

Court that the same may be continued, otherwise he shall be destitue of habitacion. It is therefore ordered that the said house be and is hereby lycenced to continue as a house of habitacion during the life of the said Roger Allen."

Presentments also occur for the unlawful taking of lodgers :—

" Newenham januarie the sixth : Ao : 1657. Item wee present Ann Cox vid' for inmateing a daughter, wife of Samuell Cowper, and a grandchild sonne of widow Frost."

Eden, writing at the end of the eighteenth century, observes that " most of the cottages in Northamptonshire are provided with a plot of land." It is probable that the farm labourers in this County suffered less from enclosures than from the engrossing of farms. In many districts the effects of engrossing are seen in the persistence of rows of thatched cottages which have been carved out of the remains of small farms and their outbuildings.

Enclosure occurred early in Northamptonshire. Donaldson, writing in 1794, states that there are 316 parishes in the district, 227 of which are in a state of inclosure, and 89 in open field. Unfortunately the decay of the old Poor Law, and the adoption of undesirable principles of relief in aid of wages, as embodied in the Speenhamland system, encouraged landowners to pull down cottages in order to escape the burden of rates. Addington observes that " in the County of Northampton where enclosing has lately prevailed, the decrease of the inhabitants in almost all the enclosed parishes . . . cannot but give every true friend of the country the most sensible concern ; the ruins of former dwelling houses, barns, stables, etc., shows everyone that they were once more extensive and better inhabited." (Addington : "Enquiry into the Reasons . . . ". 1772).

Towards the end of the eighteenth century a number of causes combined to create the worst of the rural housing conditions with which we have to deal to-day. The Elizabethan act fell into desuetude at a time of industrial expansion, when the pressure of a rapidly increasing population was beginning to affect even the rural districts. Enclosures, and the engrossing of farms tended to deprive the labourer of his land, and the destruction of cottages in many 'close' parishes provided a great opportunity for the jerry-builder. These tendencies were recognised by social reformers such as Arthur Young, Kent, Davies, Suffield, and others, but their attempts to influence the legislature to provide land for the village labourer were uniformly unsuccessful. The labourer became more and more dependent upon money wages, and the large farmer was disinclined to board his men on the premises. He produced for the market where the labourer had to buy his food ; and he stood so far above his men in the social scale that they had to find their quarters elsewhere, either in disused farm-buildings of the smaller holders who had been ousted, or in cottages set up by village speculators.

Writing at the beginning of the nineteenth century, Pitt gives an account of the rural housing of Northamptonshire when these changes were taking place :—

" In a county where so little attention has been paid to farmhouses, it can hardly be expected that labourers' cottages should have been an object of much regard ; accordingly we find these crowded amongst the former in villages, and built with the same or with inferior materials. I observed in various parts of the county, particularly in the open parishes, a great number of tenements built with mud and covered with thatch. It is very possible that sufficient shelter and warmth may be afforded by these materials, and that they may afford health and comfort to the humble inhabitant ; but they certainly have a miserable appearance, and are hardly consistent with the dignity of a rich country. I think nothing is a greater ornament to a country or gives more the appearance of comfort, or the idea of rural happiness, than a display of neat and decent cottages, built with economy, but with lasting materials ; and, as the labouring class of people are of great consequence to a country, their comfort and well-being has a claim to attention and regard.

The old cottages seem to have very little design respecting either convenience or comfort ; shelter from the weather, and room to sit or sleep in rather a promiscuous manner, seems to have been the whole extent of the object in view in their construction."

(Pitt : Northamptonshire : 1809).



Thomas Davies, writing before the close of the eighteenth century an account of the defects of rural cottages, said that he hoped the description he was giving might be the only memorial existing of such dwelling-houses in less than half-a-century. Davies was wrong. We are still writing of the same crazy, unhealthy dwellings that the reformers of a century ago hoped to abolish in their own lifetime.

The eighteenth century philanthropists were largely concerned with the restoration of land to the labourer, following the principle of the Elizabethan Act. The issue, in 1842, of the General Report on the Sanitary conditions of the Labouring Classes diverted public attention to the unhealthy housing and sanitary conditions in which the labourer had to live. The Report of 1842, and the succeeding investigations organized by Chadwick, led to a considerable improvement in sanitary environment, but legislation which permitted authorities to deal with the housing problem did not really make a start until Lord Shaftesbury's Act of 1851. If this Act was adopted by a parish, commissioners were authorised to borrow money on the security of the rates, and to build, alter, enlarge, repair, and furnish lodging-houses for the labouring classes. Apparently no parish ever made use of these powers.

A second attempt was made in 1868 by Torrens' Act, which imposed on the Medical Officer of Health the duty of reporting the existence of houses unfit for habitation. The local authority could then compel owners to make the houses fit, or failing this, to demolish them. This was the forerunner of Part I. of the Housing Act of 1925. The Acts of 1875-9, known as Cross's Acts, proceeded on a different principle and aimed at the clearance of unhealthy areas and the rehousing of their inhabitants. They are therefore the foundation of Part I. of the Housing Act of 1930.

In the meantime, however, a careful survey of rural housing conditions had been made by Dr. H. J. Hunter, who reported to the Privy Council in 1864. This report deserves study by all who wish to appreciate the present housing conditions of Northamptonshire.

Dr. Hunter considers that one of the most powerful causes of insufficient cottage accommodation is the system of Close and Open villages, "a system which prevails through all the Midlands . . . and which is doing much mischief by its operation on the quality, quantity and locality of cottages.

It is a hiding away of the cottage population in certain villages, and this is effected by unsparing destruction in others."

Dr. Hunter points out that the inhabitants of the 'show-villages' are all regular servants, but the labourers employed on the land are not the tenants of the owner, but come from a neighbouring open village perhaps three miles off.

"It is usually affirmed," Dr. Hunter continues, "that these open villages are one great nuisance, that they are 'enough to breed a pestilence', and that they show how much worse off the country must be where the owners are small and poor, and demand rents beyond the means of the labourers . . . for the most miserable accommodation. These owners are said to be 'trading upon the necessities of the poor' who, were it not for the small owners, would for by far the most part have to sleep under the trees of the farms on which they work.

In the close village the scene is beautiful but unreal; without its open neighbour it could not exist. Turning to this latter, one sees miserable hovels, neglected cabbage gardens, the inhabitants seeking work many miles from home; abandoned by persons of competent means; the penal settlement for people of bad character from all the country round."

When Dr. Hunter proceeds to describe the cottages, one sees at once the change of type which has taken place since Pitt's report in 1809:—

"The labourers' houses are usually in rows, built with their backs against the extreme edge of the plot of land which the builder could call his, and on this account are not allowed light or air, except from the front. . . . The reason why the labourer lives there can only be found in the reply to the question, where else can he live?"

Both types of labourer's cottage can be seen to-day, side by side, in every open village. As a rule the old cottages described by Pitt are less obnoxious than the cheap rows of the early nineteenth century jerry-builders.

This contrast serves to emphasise a more important point : that, during the first half of the nineteenth century the legislature not only failed to control the existing evils of bad housing ; it permitted slum-building to proceed at a greatly accelerated pace. Even in the village the slum was created deliberately, or at least with a reckless disregard for the common decencies of life. The report goes on to describe the method of building :—

“ The small freeholder who builds for the labourer is confined rather by want of room than by want of money, and that very common and hideous result, the total absence of any back opening, is due to this want. The same cause brings the privy, the well, the playground, and the drying-yard all within a few feet of the only door.”

I make these quotations from the Report of 1864, not because of their historical interest, but because Dr. Hunter accurately anticipates my description of the rural housing conditions as they are in the year 1933. The contrast between the close and the open village is still present, but it has lost much of its significance. A more modern cause of overcrowding and high rental in open villages is the proximity of industrial towns which have hitherto made insufficient provision for their workers. This is notably true of villages in the Rushden—Wellingborough area, such as Irchester, Bozeat, Harrowden and Wilby.

The Housing Act of 1890 was the outcome of the Royal Commission of 1884-5. Part I, dealing with insanitary areas, embodied the principle of the Cross Acts. Part II, like the Torrens Acts, dealt with individual unfit houses and obstructive buildings. In Section 43. powers were given to County Councils to make orders for the closing or demolition of such buildings. In Part III. local authorities were given the power to buy land and erect “ lodging houses for the working classes ” thereon. This expression included separate houses or cottages, whether containing one or several tenements.

The Act of 1890 was not widely applied in Rural Districts, and the story of the struggles at Ixworth and Penshurst shows how difficult it was to carry through a housing programme against the forces of opposition and delay.

The Small Dwellings Acquisition Act of 1899 empowered local authorities to make advances to residents in any houses within their areas for the purpose of enabling them to acquire ownership of houses.

Under the Housing of the Working Classes Act, 1900, rural district councils were enabled, with the consent of the county council, to adopt part III. of the 1890 Act with respect to lodging houses for the working classes, and the county council were given default powers.

The Housing, Town Planning, etc. Act of 1909 amended the law relative to the housing of the working classes and provided for the making of town planning schemes. Part III. of the 1890 Act was extended to take effect, without adoption, in every urban and rural district. Powers were also given, under Section 10, to the Local Government Board to enforce the exercise of Part II. and Part III. of the principal Act.

In the year 1910 we have another picture of the housing conditions of Northamptonshire in a report to the Local Government Board by Dr. W. W. E. Fletcher. Dealing with the Brackley Rural District this officer reports : “ Dwellings are mostly built of local stone, with tiled, slated or thatched roofs, but there are also some brick-built houses. Often eaves-spouting is not provided, even for tiled and slated roofs, and it is not customary to provide spouts for thatched roofs. Damp-proof courses may be regarded as almost non-existent in the houses inhabited by the poorer classes. Many of the thatched roofs are in a dilapidated and neglected condition, and not a few of the cottages are erected against banks of earth and are without back doors and back windows, so that through ventilation cannot be obtained. Owing to these defects dampness of the interiors is not uncommon. Dwellings were seen by me which in their present state are unfit for human habitation ; in this respect the village of King's Sutton is



very bad. Abandoned houses, falling, or fallen into decay, were observed in various parts of the district."

After the Great War, during which house-building had been almost wholly suspended, the Housing Act of 1919 opened a new era of housing reform. The consolidating Act of 1925 repealed or amended most of the previous enactments relating to housing. "The Housing Acts" now mean the Housing Acts of 1925 and 1930, together with the temporary provisions of the Housing, etc., Act, 1923, and the Housing (Financial Provisions) Act, 1924, so far as these Acts have not been repealed.

The Act of 1925 is in five parts.

Part I. (modified by Part II. of the Housing Act, 1930) contains provisions for securing the repair, maintenance, and sanitary conditions of houses. Section 25 empowers the county council to make orders for the closing down, or demolition or pulling down of dwelling houses unfit for human habitation, or obstructive buildings.

Part II. (which has been practically replaced by Part I. of the 1930 Act) provides for improvement and reconstruction schemes.

Part III. deals with the provision of houses for the working classes. Under Section 57 a local authority may provide such accommodation by :—

- (i) the erection of dwelling houses,
- (ii) the conversion of buildings into dwelling-houses,
- (iii) acquiring suitable houses,
- (iv) altering, enlarging, repairing, or improving any houses or buildings on land acquired as a site for the erection of dwelling-houses for the working classes, or any other houses an estate or interest wherein has been acquired by the local authority,

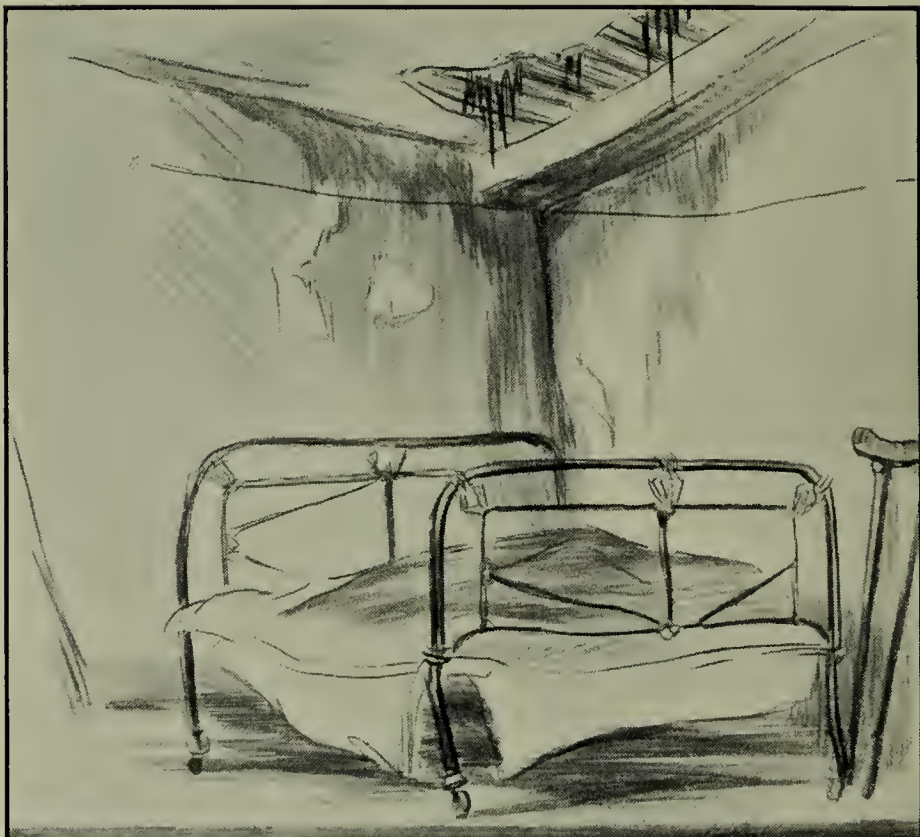
and by Section 58 has power to acquire land for the purpose. Section 60 compels local authorities to prepare housing schemes. Under Section 76 a county council has power to act in default of a rural district council, and, by Section 77, it may exercise the powers of the rural district council.

The Housing Act, 1930 makes further provision with respect to unhealthy areas, the repair or demolition of insanitary houses, and the housing of persons of the working classes. The Act is an amending one, and, as will be seen from the Preamble, its principal objects are to simplify the procedure for clearing away existing slums (clearance areas) and to prevent the creation of new slums by stopping the deterioration of other areas (improvement areas). In the case of clearance areas, the Act dispenses with the necessity for a formal scheme, and distinguishes between the procedure under which an area is declared to be insanitary and the subsequent procedure under which the area is dealt with when cleared.

Part I. contains provisions with respect to the clearance or improvement of unhealthy areas. Section 1 provides for the declaration by local authorities of unhealthy areas as clearance areas, with a view to the demolition of all buildings there. Section 7 provides that where a local authority are satisfied that the housing conditions in any area are dangerous or injurious to the health of the inhabitants, they may pass a resolution declaring the area to be an improvement area, with a view to the demolition or repair of such dwelling-houses as are unfit for human habitation, the purchase of land for opening out the area, and the abatement of overcrowding. An Improvement Area may be described as a potential Clearance Area which it is the duty of the local authority to prevent from lapsing into such a condition. For the purposes of this Part of the Act the expression "local authority" means the council of a county borough or county district.







Part II. provides for the repair or demolition of insanitary houses. The Act recognises two classes of unsatisfactory houses :—

- (i) Those which are “ not in all respects reasonably fit for human habitation.”
- (ii) Those which are “ in a state so dangerous or injurious to health as to be unfit for human habitation.”

The former class is to be dealt with by repair, the latter by closure with a view to repair or demolition. The local authority has power to require the repair of an insanitary house (Section 17), to order its demolition (Section 19), and to acquire and repair certain houses (Section 23). A “ local authority ” for the purposes of this Part of the Act is the same as in Part I.

Part III. deals with the provision of housing accommodation, and government assistance towards the cost of re-housing. Under Section 25, it is the duty of every local authority to review the housing conditions in their area, and to frame proposals for the provision of new houses for the working classes. In this Part of the Act the expression “ local Authority ” means the council of a county borough or county district.

Part IV. deals with housing in rural districts. Its object is to secure a more uniform and comprehensive treatment of the rural problem, and the legislature has therefore placed upon the County Council a new responsibility. Section 32 (1), which has already been quoted, defines the sphere of the Council's duties.

Under Section 33 the county council may, for the purpose of assisting a rural district council in the performance of their duties under Part III. of the principal Act (Housing Act, 1925), agree with the district council for the exercise by the county council of all or any of the powers of the rural district council under that Part.

Where the rural district council build houses for agricultural workers or people of substantially the same economic level, the county council shall undertake to make a contribution of £1 per house per year for 40 years. This would spread the charge over the whole county for the provision of such cottages. The rural district council would contribute, therefore, £2 15s. 0d., the other £1 being paid by the county council (Housing Act, 1930, Section 34(1)). This, of course, is in addition to the Government grant.

Section 35 gives powers to the county council, in the event of default by the rural district council, to make an order transferring all or any of the powers of the district council under the 1925 Act or the 1930 Act, to the county council. If the county council fail to make such order the Minister of Health may do so.

Part V. deals with general and miscellaneous provisions. Under Section 52 the Minister has power to make an order compelling an urban district council, or any local authority not being an urban or rural district council, upon default, to exercise their powers under the 1925 or the 1930 Act, and, upon failure to comply with the order, to make an order directing the county council to perform the obligations of the district council. Section 53 contains provisions as to the Minister's orders directing the county council to perform the obligations of urban district councils.

Between the passing of the Housing Acts of 1925 and 1930, there was added to the Statute Book the Housing (Rural Workers) Act, 1926. It was an Act “ to promote the provision of housing accommodation for agricultural workers and for persons whose economic condition is substantially the same as that of such workers, and the improvement of such accommodation by authorising the giving of financial assistance towards the reconstruction and improvement of houses and other buildings.” Under Section 1 a local authority, *i.e.* for the purposes of this Act a county council or a county borough council may, and shall, if required by the Minister



of Health, submit to him schemes with respect to the reconstruction and improvement of houses or buildings within their area. The local authority may, in accordance with approved schemes, give assistance towards the reconstruction in manner provided by the Act, by way of grant or loan.

The Act of 1926 was followed by the Housing (Rural Authorities) Act, 1931, which sought to provide cheap cottages for agricultural and other workers in rural areas. The Act was designed to assist, by grants, primarily those rural district councils whose financial resources prevented them from entering upon an adequate housing programme; it was not intended to relieve authorities with strong financial resources of their obligations. The intention was to provide houses to be let at a maximum inclusive rent of 4/6 per week.

During this period, Acts of Parliament, circulars, memoranda and other documents, aiming at the encouragement of housing activity, have been scattered abroad thick as autumnal leaves, but unhappily little progress has been made in the battle against the real evil—the slums. So many of the council houses built since the War have been let at rents which no working man can afford.

### III. GENERAL OBSERVATIONS.

#### (1) THE AIM AND PURPOSE OF THE REPORT.

The object of this report is to present a general review of the housing conditions of the Administrative County of Northampton. Detailed studies of the individual districts are being prepared by the officers of the various urban and rural areas, and this report is in a sense complementary to these. It constitutes an attempt to frame "a County Standard of Housing," a kind of measure to which variations in the district reports can be applied. In this way the County report may serve as a scaffolding for the district work. It will, at any rate, achieve some part of its purpose, if it helps to focus public attention upon the grave and urgent problem of rural housing.

The arrangement of the report is simple: it is the record of an investigation which I made during the Summer of 1933 into the housing conditions of the working people of Northamptonshire. I made notes at the actual time of inspection, and I have thought it desirable to transcribe these notes as they were written, although this involves a great deal of repetition of words and phrases. The time for general descriptions is past, and the housing inspector must state the reasons why he considers that one row of cottages should be demolished, while another requires reconditioning only. He must also describe the properties and their situation in such a way that they can be subsequently identified. In most towns and in some villages identification is made easy by the use of numbers; but in many places it is necessary to name the owner or the tenant. Names are given only for the purposes of identification.

All the inspections were carried out during fine weather, so there was remarkable uniformity in the external conditions. The mind of the observer cannot claim a perfectly balanced judgment from day to day, but at least there was no personal bias; and a large number of inspections

carried out by one individual tends to reduce error. The greatest difficulty which I encountered was in forming a fair judgment between a well constructed house neglected by a careless tenant, and an unsound house superficially decorated by a careful tenant.

I am familiar with the housing conditions of many towns and villages in other Counties, and I have no reason to suppose that the houses in Northamptonshire are below the average. The point which I wish to emphasize is this : that in parts of Northamptonshire the housing of the working-classes is so unsatisfactory that remedial measures are urgently required. It is not easy to find a remedy ; it requires enthusiasm, patient effort, and determination on part of all sections of the community.

I do not wish to be misunderstood : this report is not an account of *all* the unsatisfactory dwellings in the County. On the contrary, it is only an introduction to a complex problem. Probably the District Medical Officers and the Sanitary Inspectors in the County feel that my " County Standard of Housing " is too low ; and they are right. But I am content to use a net with wide meshes. This will be enough for a five-year programme, if we are all really in earnest.

## (2) ACHIEVEMENT OR FAILURE.

The simplest method of dealing with a record like this is to ignore it altogether, and a quarter of a century ago this might have been its fate. But to-day the public conscience is thoroughly awakened, and local authorities are eager to go forward with a programme of housing reform.

A second method is to fail to see the wood for the trees, to allow inaccuracies of detail to obscure the main issues raised by the enquiry. I have no doubt that many corrections will be necessary, but they should be made as part of a positive and constructive scheme.

A third plan, which seems logical enough at first sight, is to receive the report ; to make a single cursory survey of its recommendations ; whittle them down to a mere fraction, and finally pigeon-hole the remainder.

The fourth method is to use the record as the framework for a constructive programme. It should survive until a sounder, more accurate, and more carefully measured structure is ready to take its place.

There are many ' dilatory pleas ' which can be maintained against housing reform. In the first place it may be argued that conditions are not nearly as bad as they are said to be. This was a favourite argument a hundred years ago, when it was used to resist factory legislation. It is always difficult to answer on paper ; the best refutation is personal investigation. In my own inspections I have been moved to anger and resentment at the conditions under which many of our fellows live, and I am certain that in this report I am understating their case.

Again it may be stated that the conditions elsewhere are as bad as ours, or worse. That is true : the conditions in Glasgow, for example, are fantastic compared with ours. Yet this *ignoratio elenchi* is surely a patent fallacy : if it were accepted, no reform would ever be carried out. If our conditions are better than elsewhere, it should be less difficult for us to lead the way to health and happiness.

In rural districts and some of the smaller towns we are told to beware of destroying old and picturesque houses and replacing them with ugly modern cottages. If we sweep away the old thatched cottages, a great deal of rustic beauty will be irrevocably lost. I am very sensible of the importance of this warning, and all around us to-day a sinister despoiling of the natural loveliness of our villages is going on. This argument must be used with judgment, however, and a wholesome love for the beauty of our villages should not be confounded with mere sentimentality. Decayed thatch and broken-down mud walls must not be mistaken for



picturesqueness. I am satisfied that I have not recommended the demolition of a single cottage that could claim to be picturesque, unless there were some grave reason of Public Health that completely outweighed my desire for its preservation. It is not, in fact, the old picturesque cottage that forms the bulk of our unhealthy areas : it is the cheap, ugly, jerry-built row of cottages run up by a speculative builder, perhaps a hundred years ago, on the very edge of his property.

The beauty of our villages will be enhanced, not destroyed, by the demolition and clearance of the dwellings upon which I have reported adversely. In any case the condemnation of an old thatched cottage does not necessarily mean its demolition. There are many villages in our county which show fine examples of reconditioning ; and this can often be carried out more economically than replacement with a modern brick house.

One of the most formidable objections to the clearance of unhealthy areas is based on the supposition that the character of the slum-dweller is unchangeable. On one occasion, when I was making enquiries about an empty house, I was told that Mrs. A " had left it to go and make a slum of a new Council House." The opinion has gained some currency that people translated from clearance areas are rapidly reducing their new houses to the slum level. There is no substance in this allegation. It is true, of course, that there is a small proportion of incorrigible rogues, of drunkards and improvident gamblers, and—perhaps worst of all—hopeless mental defectives among our population who would play havoc with any house. But it must be clearly understood that the overwhelming majority of the people whom I visited are decent, clean-living folk who would take a pride in a cottage that was worthy of them. The Bishop of Winchester observes that " Careful enquiries show that the slummite in the majority of cases when moved loses the characteristics which so often are supposed to be incurable. It is so easy but so unjust to criticize the disorder of a room in which a family of four or five persons has to live, or the lack of cleanliness in a dwelling in an insanitary court or tenement where the mother, without the help of servants, has to perform the duties of housekeeper, cook, washerwoman and tailor for a large family. In new surroundings the change is very marked, and after a little while those who have come from the slums cannot be distinguished from those who have always lived in a better environment."

That is our experience also. We have carefully followed up two hundred cases, unselected, except for the fact of their removal from a slum environment to a new house. And we have been astonished at the improvement which has taken place, even in apparently hopeless cases.

The other side of the picture is just as striking. The descent of Avernus is easy, and one finds that a family forced into unhealthy conditions rapidly deteriorates to the slum level, losing heart after a few pathetic attempts to maintain an appearance of decency. The case quoted in the Report of 1842 can be repeated to-day, and its lesson is true :—

" The following instance of the effect of the dwelling on the condition of a family servant when married was brought to my notice :—

' Her attention to personal neatness was very great ; her face seemed always as if it were just washed and with her bright hair neatly combed underneath her snow-white cap, her smooth white apron, and her gown and handkerchief carefully put on, she used to look very comely. After a year or two she married a serving man who, as he was retained in his situation, was obliged to take a house as near his place as possible. The cottages in the neighbourhood were of the most wretched kind . . . there were few even of these so there was no choice and they were obliged to be content with the first that was vacant.

After they had been married about two years, I happened to be walking past these miserable cottages. . . . I found it was the home of the servant I had been describing. But what a change had come over her ! Her face was dirty, and her tangled hair hung over her eyes. Her cap though of good material was ill-washed and slovenly put on. Her whole dress, though apparently good and serviceable, was very untidy and looked dirty and slatternly. Everything indeed about her seemed wretched and neglected (except her little girl) and she appeared very discontented. She seemed aware of the change there must be in her appearance since

I had last seen her, for she immediately began to complain of her house. . . . She found it impossible to keep things in order, so had gradually ceased to make any exertions. Her condition had been borne down by the condition of the house.

She was afterwards, however, removed to a new cottage which was water-tight and had some convenience. . . . She soon resumed in a great degree her former good habits, but still there was a little of the *dawdle* left about her : the remains of the dispiritedness caused by her former very unfavourable circumstances.' "

The final objection to housing reform is based on financial considerations. " This report," it may be argued, " apart from minor inaccuracies, is quite a fair summary of the existing housing conditions in our district. We should like to find a remedy, to demolish unfit buildings and replace them with modern houses. Unfortunately we are not able to do so, because it would be too costly."

A similar argument has been used with the object of defeating factory legislation, the provision of water-supplies, and most sanitary reforms. I am not competent to argue about financial problems, but I suggest that the maintenance of unhealthy dwellings is more expensive than their replacement. I am content to quote the words of the great Lord Shaftesbury, who had a unique experience of financial objections to social reform : " Only let us exhibit these evils ; there is wit enough, activity enough, and principle enough in the country to devise some remedy."

#### IV. ANALYSIS OF THE MATERIAL.

The Housing Report of which this volume is a summary is concerned primarily with bad houses, not with bad tenants or landlords. All three factors, however, play their part in slum formation, and separate consideration must be given to each. The landlord must mend his ways or be dealt with after the fashion suggested in the Moyne Report. The tenant must be educated, by the local housing authority and through the skilled help of social workers, to live up to a better environment. *But the houses themselves must be made fit, and that is the first duty of the local authority.*

In order to direct special attention to the objective element in slum creation, I have framed—for the purpose of this report—the following narrow definition of the word ' slum ' :—

" A slum is a group of dwelling-houses so badly placed in relation to other properties as to prevent the access of sufficient light and fresh air, each house being so defective in structure and repair that no woman of goodwill could be expected to keep it clean and neat."

The ' woman of goodwill ' is the average housewife who does her best to look after her home and her children. What are her opportunities in an unhealthy environment ?

She rises in the morning with a headache, hardly able to breathe in the tainted atmosphere of the dark, ill-ventilated bedroom among the rafters. She creeps down the crazy stairs to an equally dismal living-room. Before she can begin her day's work, she probably has to fetch a bucket of water from a pump a hundred yards away. Can she be expected to clean up the rough brick floor which will leave pools of water under her feet all day ? If the weather is hot, she probably finds that the food she left overnight in the unventilated ' stair-hole ' called a pantry has already gone bad.

" Meat sold on the Saturday night, in hot weather, to poor people . . . will certainly turn before Sunday morning, when if it were kept in a butcher's shop or in a well-ventilated place, would be in as good a condition on Monday morning. There is a great deal of loss of meat in consequence of the want of ventilation and bad condition of the dwelling-houses of the poorer classes. Butter kept in such places sooner becomes rancid, and the bread dry and disagreeable."

(Liddle — General Report, 1842).



She would like, no doubt, to lay a clean table-cloth, but where can she keep such luxuries? There is no cupboard room.

After breakfast, cooked, let us hope on a modern gas cooker but perhaps only on a broken range several generations old, she has to clear the table and wash dishes. Her only equipment is the bucket of water and the living-room table, or possibly a tiny scullery without a sink.

If the day happens to be Monday, she now has to turn to her week's washing. The living-room now becomes her wash-house, as in most cases she has neither wash-house nor copper.

I saw a room of this kind in Brafield where the housewife was carrying out a huge washing in a room about twelve feet by ten, ventilated on one side only. Beside the table lay a crippled child on a couch: it was impossible to move her to a bedroom through the narrow stairway. The July sun blazed into the room and conspired with the range on which the water was heated to raise the temperature to the height of a furnace. There was no other space for the child except the main road. Instances such as this could be multiplied indefinitely.

On other days of the week the housewife is able to begin the usual household tasks before the morning is over. In the sleeping-rooms, bed-making is by no means such a simple matter as one might suppose. To begin with, it is nearly dark, even in Summer. There is generally room enough to reach the bed on one side only, and often even that is impossible. By dint of crawling under the rafters the task is accomplished. Now for routine household work: the plaster which has fallen from the roof during the night has to be swept up: the broken window frames have to be propped up in such a way that they may be opened without falling out. If it has rained the night before, the clothes which have been hanging by the chimney-breast have probably to be taken out and dried. To wash the floor is impossible, for the soapy water pours through the holes in the boards and soaks the living-room beneath. The wall-paper, if any remains intact, cannot be touched, or the crumbling mortar behind it would fall in a shower. There is no space for the storage of clothing.

And so the days go on, a constant battle, in an unfit house, against wind and weather, against decaying structure which defies repair. One is appalled at the infinite waste of human effort, of time, and money, which goes on day by day in these unhealthy houses. Small wonder if the patient housewife at length becomes disheartened and gives up the unequal struggle.

A good deal of publicity has been given to a report that in some cases the children of tenants who have removed to new housing estates have been found to suffer from malnutrition. The reason for this is that the high rents of the new houses have reduced the amount of the family income available for food below a safe minimum. I have found a few cases in which this has occurred. In one village two council houses stood empty for a time, because their tenants were forced to return to the slum from which they had been transferred. They found it impossible both to pay the rent and to obtain sufficient food.

The remedy for this unhappy state of things is now in the hands of the local Authorities, for cheap houses can be built and let at rents which even an agricultural labourer can pay.

It is a matter of common observation that slum conditions have an adverse effect on the health of the tenants and their children. These consequences, however, are very subtle and almost impossible to deal with by statistical analysis. One cannot draw precise conclusions from the Returns of Infectious Diseases, at least in thinly populated districts. Infections come and go, and an unhealthy area may remain for prolonged periods practically free from infectious disease, because it has not been exposed to the infecting agent. On the other hand, there is a good deal of evidence that the inhabitants of congested and unhealthy areas stand less chance of recovery from acute and infectious diseases.

There is abundant evidence, however, that the inhabitants of unhealthy areas suffer more from chronic ailments such as catarrhal conditions of the respiratory tract, discharging ears, blepharitis, sore throat and infected glands, and constitutional diseases such as rickets. In this respect rural areas appear to be quite as seriously affected as urban. In a recent investiga-



tion carried out by a Medical Officer of the Board of Education one thousand children in each of three areas were taken at random for examination—an industrial area, a seaport town and a typical rural area. A comparison of the results of examination in these areas shows that the incidence of rickets, adenoids and enlarged tonsils was substantially higher in the rural area than in the industrial town and the seaport.

Those who look upon health in the narrow sense of 'freedom from gross physical disease' do not appreciate the real sickness of the slum. It is an insidious disease, partly physical and partly mental, which breeds strife between parents and poisons the whole of family life. One phase or another of this constantly recurs in the reports made by health visitors on the changed outlook which takes place when families are transferred from slums to a new environment—

"My husband don't drink now ; he is out in the garden of an evening."

"The children eat their breakfast now."

"The children don't cry so much, and they sleep better at nights and are fresh in the morning."

"My husband and I used to quarrel dreadful, but now we get on ever so well."

The symptoms of this disease are perhaps less definite, but they are no less real than those of physical infirmity. Only a student of life in an unhealthy area can grasp their full meaning, and words 'dejected,' 'disheartened,' 'exasperated', and other similar terms have a serious significance in relation to national health and well-being.

### **Personal Elements in Slum Creation.**

I have already stated that the purpose of this report is to deal with houses rather than people. Nevertheless, it is not possible to make an artificial separation of the material from the personal factors which go to make up bad housing conditions. Three personal elements must be briefly considered :—

#### **(a) THE CHARACTER AND CAPACITY OF THE TENANT.**

The extent of the tenant's responsibility for bad housing conditions has already been discussed, and the investigations which I have made serve to add further weight to the general opinion that the overwhelming majority of 'slum' tenants improve out of all recognition, when they are translated to a healthier environment. If further evidence were needed, an observation published in "The Times" of 21st August, 1933, gives strong support to this view :—

"It should be added that Bristol is succeeding in abolishing what has been termed slum mentality, in proportion to the demolition of slum property. In recent years a rabbit warren of wretched dwellings in the Eugene Street area has been replaced by pleasant modern dwelling-houses. The tenants remain approximately the same, but now everything is neat and clean, and small gardens in front of the new houses are bright with geraniums, gladioli, and other flowers which seem to be chosen for the vividness of their colours. The transformation is typical of what has happened when people from clearance areas have been transferred to corporation housing estates on the fringes of the city."

It is often said that many families are quite happy in their old, defective houses, and do not wish to be moved. This is an example of the danger of making wide generalizations from a few particular cases. I have come across three types of tenant who are reluctant to move from their present dwellings ; they form only an insignificant minority :

(i) A few aged couples who have spent a lifetime in the old house. It will be seen later that I have made special provision for this class, by recommending that the demolition order be stayed until the termination of a tenancy of this kind.

(ii) Owner-occupiers. In the great majority of cases, the house of the owner-occupier is above the 'County Standard' because he has sufficient interest in his property not to allow it to fall into dilapidation. There are a few instances in which I have been reluctantly compelled to advise closure and demolition, but it is usually possible to schedule a house for closure and wait until it falls into the market.

(iii) The tenant who is afraid that the rent of the new house will be greater than he can pay. These fears can be dispersed by a local Authority which is really anxious to build working-class houses.

#### (b) OVERCROWDING.

In the overcrowded house the difficulties of the mother are enormously increased, and the danger to health is accentuated. In Northamptonshire a certain amount of overcrowding is universal, but it is most marked on the outskirts of the larger towns and industrial areas such as Northampton, Rushden and Wellingborough. If Rushden or Wellingborough were to put up five hundred working class houses to-morrow, they would be filled in a week. But it is not only in and around the towns that overcrowding occurs. My notebooks show many gross cases in the small villages. In one case before me, for example, there is a room twelve feet by eight, with a window eighteen inches by twelve inches, in which a girl of eighteen, and her brothers of sixteen and fourteen, have to sleep. In another village, in a well-kept house, five children sleep crosswise on one bed. In another, a father, mother, and eight children, two of whom, a boy and a girl, are adolescent, sleep in a single room. In this room there is an area of only six feet square in which one can stand erect.

Much has been written about the evil moral effects of overcrowding, and the General Report of 1842 contains terrible examples. I can produce no evidence that there is a greater amount of immorality in overcrowded houses than elsewhere. Where I have made enquiries I have found that when the sexes are mixed in one room, there is often an elaborate code of consideration and kindness between them, designed to overcome the obvious difficulties of the cruel and unnatural situation. I can produce abundant evidence, however, that the physical effects of overcrowding are abominable. During a part of the time in which I was engaged upon a house-to-house inspection, I had difficulty in getting enough sleep in my own house, owing to the intense heat. In some of the overcrowded houses which I visited early in the morning, I found the atmosphere of the bedrooms so unbearable that I was unable to draw a breath without nausea. The window had been open all night, and was still open, but there was no circulation of air, and the smell rose and seized one by the throat like a wild beast.

#### (c) THE CHARACTER AND GOODWILL OF THE LANDLORD.

It has been admitted that there is a certain proportion of incorrigibly bad tenants in every area. There are also bad landlords. There are owners who have consistently neglected their property until it has fallen into a hopeless state of dilapidation. There are also, I am afraid, owners who have bought up bad property in order to wring out of it the last poor penny of rent. Bad landlords are not necessarily persons who are dependent upon property for a livelihood; they are not all incapable, through poverty, of keeping their houses in order. There are landlords also who make capital out of housing shortage, and charge high rents for half-derelict hovels. It is pleasant to know that the Moyne Report suggests a means of dealing with such people.

Conversely, good landlords are not exclusively people of wealth, who can afford to spend unlimited sums on houses.

The distinction does not in fact rest between owners who spend a great deal of money on their property and those who do not. It is a question of goodwill. The good landlord cares for his tenants, and *tends* his property, year by year. I believe that the average tenant appreciates far more the landlord who is ready to help in small things than the one who waits until the property is falling to pieces and then spends considerable sums in reconditioning. His outlay is sometimes remembered in the rent-book.









"She is a landlord in a thousand"—I have a vivid recollection of that phrase, used by a tenant to describe quite a small property-owner in Yardley Hastings. Phrases like that stick in the memory, perhaps because one did not hear them very often, in the dwellings which it was my duty to visit.

## V. STANDARDS OF HOUSING.

I am considering this subject from the point of view of the ordinary citizen and not that of the architect or builder. The technical framework of the following analysis is derived largely from the Housing Manual issued by the Ministry of Health in 1927, but the selection of material is the outcome of my own observation of what the tenants of unfit houses feel to be their greatest wants. There must be some variation of standard between the rural cottage on the one hand and the town house on the other. One cannot expect in the former all the conveniences of urban life—a piped water-supply, a water-carriage system of sewage disposal, gas and electric light ; and frequent collection of refuse. Yet there is for all houses, in town and country alike, a minimum requirement of comfort, domestic convenience, space, light and air. Florence Nightingale set down these requirements many years ago :—

"There are five essential points in securing the health of houses :—

- |                |                        |
|----------------|------------------------|
| 1. Pure air.   | 3. Efficient drainage. |
| 2. Pure water. | 4. Cleanliness.        |
| 5. Light.      |                        |

Without these no house can be healthy, and it will be unhealthy just in proportion as they are not."

And she adds significantly, "People are astonished that they are not healthy in the country as if living in the country would save them from attending to any of the laws of health more than living in a town."

The argument that rural children have the open country for their playground, while urban children have only 'the key of the street' is of some weight. But too much may be made of it. Country children have to spend a great deal of their daily lives indoors, and if both home and schools are dark and insanitary the chances of health for village children are no greater than those of town dwellers. I suspect that much of our teaching, as health officers, of the importance of early bedtime and ample sleep, is defeated by the state of the rooms in which the children have to spend the night.

An intelligent occupier of an unfit house told me that when he was leaving Sheffield to live in a little Northamptonshire village all his friends congratulated him on the change. "How nice it will be for the children," they said, "to live in the country."

"And we thought so too ; they would have fresh air and sunshine and room to play. But now that we are here, our ideas of 'country life' have changed."

"Fresh air !" he said, pointing ruefully to the huddled rows of dingy cottages, "how much chance is there of fresh air finding its way there ? We were better off in Sheffield."

Again, one cannot but admit some relaxation of standard in the reconditioned house, as compared with a new council house. This does not mean that any sort of patching and daubing is enough to constitute reconditioning. This very important point is dealt with below.

### (1) THE NEW HOUSE.

From the housekeeper's point of view the essentials of a new house in a rural district are simple enough. In contrast to her present dwelling the good housewife will especially appreciate the following :—

(a) **THE LIVING-ROOM.** In this room family life has to be carried on. A single good-sized room is on the whole better than two small rooms, as provided in the 'parlour' type of house. Plenty of light and sunshine, and arrangements for through ventilation are most greatly needed. The floor should be constructed of some material which is smooth, easily washed, and easily dried.

(b) **BEDROOMS.** For the great majority of our families three bedrooms are required to secure separate sleeping accommodation for parents, boys and girls. Even where one room is not continuously needed, its value as reserve accommodation in case of sickness, visitors, etc. is very great. I was surprised to find how often the complaint was made in terms such as these :—

"If only I had another room! I can't bring my sister to see us, and we are losing touch with all our relatives and friends."

There are so many houses with less than three bedrooms to-day that one need not fear a shortage of cottages for single tenants, old couples, etc.

One of the bedrooms should be made large enough to hold a cot or a child's bed beside the double bed for the parents. All should be arranged in such a way that the beds and other, furniture are accessible. I have seen so many cottages where the inmates had literally "to crawl into bed," and where the beds could not be made, nor the rooms cleaned, without feats of extraordinary agility on part of the housewife. Windows should be placed at a reasonable height—at present they are commonly at or near the floor level—and so made that they can be opened in all weathers. The value of an additional means of ventilation in a bedroom, whether by a flue or extra window, cannot be overestimated.

(c) **SCULLERY.** There is nothing more disheartening to a housewife than being obliged to conduct all her household operations, especially cooking and washing, in the living-room. "Health, cleanliness and convenience alike demand the provision of a small scullery or wash house to relieve the living-room from wet and dirty work." In many cases the scullery and the wash-house can be usefully combined, provided that there is adequate space and ventilation to prevent the constant condensation of steam. Every scullery should have a sink, even if it is only in anticipation of a piped water-supply, and a good copper is essential. It is important that the copper should have a sufficient flue or vent to the open air.

(d) **FOOD STORE.** A good, well-ventilated "pantry" or food-cupboard is indispensable. The dark unventilated cupboard so commonly found in rural cottages is insanitary, wasteful, and dangerous to health. In rural districts, where vegetables and other foods have often to be stored in considerable quantities, the pantry should be of generous dimensions and provided with a large window, not exposed to sunlight; and part of the window should be so made that it cannot be closed.

(e) **OUT-HOUSE.** A "barn" and fuel store are also essential. This should provide sufficient space for (i) storage of tools, bicycles, etc., (ii) coal and other fuels. It is often convenient, where there is no means of sewage disposal, to combine the earth-closet in the same building as the barn. In any case the earth-closet should not be placed in close contact with the dwelling, although a covered passage may be provided with advantage to combined barn and closet.

Where the water-carriage system of sewage disposal is available, water-closets will of course be provided. These should never have direct access from a living-room or scullery, but are most conveniently placed outside with access from a covered way. There is in this arrangement the minor but important advantage that a sanitary inspector can keep the sanitary conveniences under observation without constantly disturbing the inmates of the house.

(f) The bathroom will generally be placed on the ground floor, with access from the scullery. It serves, in that position, a useful additional function on washing days.

I talk of a bathroom with bated breath, because in the entire series of my inspections, in urban and rural districts, I have not found a single one, in any of the houses scheduled in this report.



## (2) THE RECONDITIONED HOUSE.

It is of the utmost importance that a clear meaning should be attached to the word 'reconditioning', and that its scope and its limitations should be understood. The recommendations contained in this report suggest three ways of dealing with defective houses—demolition, reconstruction, and reconditioning.

In both urban and rural districts one finds groups of dwelling-houses and other buildings which are huddled so closely together that the only means of securing enough light and the free circulation of air is to sacrifice the obstructive buildings. Reconditioning, or even reconstruction, of a house which is hemmed in by other buildings is useless. The site must be cleared, or the same defects will be perpetuated.

If a dwelling-house is so dilapidated or so defective from the sanitary point of view that it cannot be put in order at a reasonable cost, then demolition is the only remedy. Reconditioning can never be considered as an alternative to demolition. Occasionally, however, an owner is prepared to reconstruct his property; that is, he is willing to pull down the old houses and use the materials to rebuild on the same site. Or he may propose to make two good cottages out of a row of four houses which have been condemned. A good example of reconstruction is to be found at Kislingbury. Again, the owner of a picturesque old cottage in the country may desire, at a cost which would seem unreasonable, considering the market value of the property, to reconstruct the house in such a way as to preserve its architectural features. Such a proposal would naturally be encouraged by the local authority.

Reconditioning belongs to quite a different category. Its meaning is defined in the Moyne Report as—

“Such works as are necessary to provide in each tenement or house of good structure a reasonable standard of comfort and convenience at a substantially lower cost than would be incurred by the demolition of such tenement or house and the provision of a new tenement or house.”

The keynote of this definition is the phrase “house of good structure.” Without structural soundness reconditioning is impossible.

In all districts the chief defect is general dilapidation. Owners have in the past allowed their property to fall into such a state of disrepair that all hope of reconditioning at a reasonable cost must be abandoned. Contrast villages like Wicken, Brington, Castle Ashby, and the Bramptons with 'open' villages such as Spratton, Green's Norton, Irchester and Bozeat. In the former the houses are old, but they have been tended with care and pride throughout the centuries; in the latter, not only the old houses, but many rows of cheap dwellings built less than a century ago have been neglected and allowed to become ruinous. They are still being neglected; the housing authority should be on its guard against owners who make whited sepulchres of their dilapidated property so as to stave off for a short time the inevitable order for demolition. Reconditioning means more than mere “pebble and splash”; its purpose is to make houses fit and decent, and the wise surveyor will not be satisfied with attempts to conceal serious defects of structure with a decorative veneer. I have seen leaky roofs 'repaired' by stuffing pieces of paper and rag in the holes and then covering the interior with wood from grocers' boxes; I have seen rotten rafters propped up with poles which rested on the bedroom floors; and all manner of cheap devices used to postpone for a time the thorough reconditioning which is required. Shoddy work of this kind is an indication that the owner has a false sense of values.

The term reconditioning includes both repairs and improvements.

The common defects of structure requiring repair are leaky roofs, damp and broken outer walls; uneven floors of brick or stone which collect water and filth; crumbling walls to which paper cannot be fixed; worn and decayed floor-boards, and broken stairs; broken window-frames; sagging ceilings; and doors which offer no protection to the house.

Improvements are required in domestic conveniences, the ordinary household offices which every tenant has a right to expect : a ventilated and lighted pantry ; a scullery with a sink ; a ' copper ' with reasonable accommodation for washing clothes ; some cupboard-space for storing household goods and utensils ; a ' barn ' for keeping coal and other materials used for fuel. The great majority of the dwellings visited were lacking in the simple essentials of a decent house. Reconditioning must provide for these wants.

In more general terms, light and ventilation need improvement ; windows should be enlarged, and a through current of air secured, especially in the bedrooms. Every reconditioned house should have an accessible water-supply, and some means for the disposal of night-soil and refuse.

In reconditioning a rural cottage it is often quite easy to provide an additional bedroom on the first floor, in combination with a new scullery and a pantry on ground level.

The Devon County Council, which has put into effective operation the Housing (Rural Workers) Act, 1926, has issued a pamphlet which explains the scope of reconditioning, and shows that it has been carried out successfully in a large number of houses at a very reasonable cost. The Council's building requirements are of great interest and importance, and may be considered as a successfully applied standard for reconditioning in a rural area. The principal items are the following :—

**Bedrooms.** Wherever possible a third bedroom is asked for ; but if a house has two large bedrooms, this condition is sometimes waived on an undertaking being given that the house will only be let to a pensioner or childless couple. One of the deciding factors is whether accommodation for families is available in the vicinity.

One bedroom, at least, must have a fireplace ; other bedrooms which have no fireplaces, nor windows in two walls of the room, must have a hopped or louvered panel in or over the door or in the wall nearest to the staircase window to keep air in motion.

**Staircase Window.** Wherever possible there must be a window on the staircase, but if this is not feasible, obscured glass louveres to give light and ventilation must be provided in the most suitable wall adjacent.

**Food Storage.** Each house must have a properly lighted and ventilated food store, and the window opening must be protected with fly-gauze.

**Wash-house.** Proper wash-house accommodation and a furnace pan must be provided for each house. The furnace pan may be placed in the scullery if this is suitable, or a detached wash-house with independent access may be used in common with other houses.

**Partitions.** Partitions dividing bedrooms must not be constructed of a single thickness of boarding.

**Slating.** Slating must be laid to a 4" lap, and, if of asbestos, must be slate coloured. Ridges and hips must be similar in colour to the roof covering.

**Unceiled Rooms.** If the floor of the room above an unceiled room is not tongued, it must be protected by a counter floor or similar device.

**W.C's and E.C's.** A separate W.C. or E.C., properly lighted and ventilated, must be provided for each house. If an E.C. is provided it must be entered from outdoors, and there must be sufficient garden ground for satisfactory disposal arrangements.

W.C's. may not be entered direct from a scullery or living-room, and all new W.C's. or existing indoor W.C's. must be provided with flushing cisterns. Existing outdoor W.C's. must be similarly equipped, if a piped water supply is available or can be provided.

**Drainage.** Drainage must be arranged with the Sanitary Officer and comply with the requirements of the Local Sanitary Authority.









Each house must have a slop water gully.

**Water Supply.** Each house must have a suitable water supply.

Wells must be safe from the danger of surface pollution and be provided with a pump, or syphonage arrangement if feasible. Where wells are not on the site of the dwelling, it must be proved to the satisfaction of the Committee that the right to draw water exists. The tops of wells must be covered with concrete and have an iron door for access, the door being kept well above the surface of the surrounding ground and the concrete being sloped away from the door on all sides.

Except in very special circumstances and subject to stringent conditions, rainwater is not accepted for drinking or culinary purposes ; nor, except as a supplementary supply, for flushing W.C's., unless storage capacity is not less than 250 gallons and reserved solely for water for this purpose.

**Washing-up Sinks.** A washing-up sink and draining board must be provided for each house, and it must not be placed in a living-room.

**Dampness.** Where there is evidence of the absence of damp courses in existing walls, protection must be provided by means of a waterproof cement plinth externally, and a similar dado set with lime plaster internally, of the requisite height. If the nature of the ground makes it necessary, a band of impervious paving must be carried round the house.

If the floor line is below the external ground, the surrounding earth must be excavated to a depth of 6" below the floor line ; and where this involves a sunken area, the banks must be sloped back to allow free circulation of air and the area must be paved and drained.

**Eaves Gutter.** Eaves gutters and down pipes must be provided to all dripping eaves ; except that in the case of thatched eaves a concrete channel must be formed at the base of the walls, wide enough to receive the drip, and provision must be made for draining off water. A deep waterproof cement plinth must also be provided as a protection against the splash of dripping water.

**Pavings.** There must be suitable paving around all external doors and where necessary paved approach paths are to be provided. Internal concrete floors must be laid on a bed of broken stone to avoid the condensation of water.

### (3) UNSUPERVISED RECONDITIONING.

In various sections of the report I have given examples of the risks of unsupervised reconditioning. These may be briefly summarised here :—

There is an unfortunate tendency on part of a small number of owners to imagine that by spending a few pounds on superficial redecoration they are reconditioning their property ; this is a delusion. Reconditioning means the thorough repairs and improvements specified in the preceding section, or it means nothing at all. There are occasions when an owner is unable to carry out at one venture a complete scheme of reconditioning his property, but it is essential that he should have a scheme which meets with the approval of the local authority, and that that scheme should be scheduled for completion within a definite period. If a house is fundamentally unsound in structure it is no answer to an Order for Demolition that the owner has spent a sum of money in patching the roof or papering the walls.

#### (4) RENTS.

In considering the number of houses which have been built of recent years by Local Authorities, one is immediately brought face to face with the question : " What is a working-class house ? " The simplest answer is : " A dwelling-house let at a rent within the capacity of a working-man to pay."

It has been suggested that a working-man should not have to pay, in rent and rates, more than one fifth of the family income. I have based my suggestions upon an analysis of enquiries which I made in every district of the County, in order to determine what might be agreed as a reasonable figure. I know that there must be considerable differences of opinion on this subject, and it is probably impossible to name a maximum rent which is universally applicable.

Northamptonshire is partly industrial and partly agricultural, but very few districts are entirely urban in character. The industrial districts can claim a substantially higher rent than the agricultural, and this fact becomes more prominent when there is a shortage of houses in industrial districts. The rents for wretched housing accommodation in the villages surrounding the Rushden-Wellingborough industrial area are, in my opinion, unreasonably high. In some rural areas, on the other hand, the rents charged for cottages are so low that the tenants might well be reluctant to leave their unfit houses and pay the higher sums demanded for council houses.

I venture to express the opinion that for agricultural labourers and persons of substantially the same economic condition the maximum rent, exclusive of rates, chargeable for a new house should be 1/3d. per room, or 5/s. for a non-parlour, three-bedroomed house.

It is interesting to observe that the Oxendon Rural District Council, which is by far the most active and energetic rural housing authority in the County, has adopted this figure. It will be seen from the table at the end of this section (Table 1 ) that only 437 houses of this class have been built by the Rural Districts of the County, out of a total of 1,790 council houses built by them since the War. Out of this small number the Oxendon Rural District claim no less than 133, and Potterspury Rural District 72. Four rural districts have built no houses suitable for agricultural labourers, and others so few as to be hardly worth considering.

Turning to the Boroughs and Urban Districts, one finds that Wellingborough and Rothwell alone have built houses at a rent which a working-man of the same economic condition as an agricultural labourer could be expected to pay. One must hasten to add, however, that other districts have under consideration plans for building considerable numbers of cheaper houses.

It will be generally agreed that the figure of 1/3d. per room is too low for the worker in a town or an industrial area. I have therefore entered two other figures in Table I, designated as " semi-industrial " and " industrial." For the former, the figure of 1/6d. per room (or 6/s, exclusive of rates, for a non-parlour, three-bedroomed house) is selected. I think this is quite a high enough rent for a working-man who has to travel to his work, say from Irchester or Wollaston to Rushden or Wellingborough. I do not consider, therefore, that the figures given in column B. of the table are applicable to any of the Rural Districts. This column, headed " industrial," is applied to the skilled worker living in one of the larger towns, and the figure of 1/9d. per room (or 7/-, exclusive of rates, for a non-parlour, three-bedroomed house) is selected. I think this figure too high to be considered in relation to any programme of slum-clearance, and I suggest that for this purpose the figures in column C. should be admitted as maxima for urban, and those of column D. for rural districts.

| DISTRICTS.                   | A<br><i>Total houses<br/>built since<br/>1918.</i> | B<br><i>Industrial<br/>(maximum<br/>rent 1/9<br/>per room).</i> | C<br><i>Semi-<br/>Industrial<br/>(maximum<br/>rent 1/6<br/>per room).</i> | D<br><i>Agricultural<br/>(maximum<br/>rent 1/3<br/>per room).</i> |
|------------------------------|--|---|---|---|
| Brackley M.B. ....           | 12   | Nil   | Nil   | Nil   |
| Daventry M.B. ....           | 66   | 60  | 42  | Nil   |
| Higham Ferrers M.B. ....     | 84   | 64  | Nil   | Nil   |
| Burton Latimer U.D. ....     | 138  | 138   | 54  | Nil   |
| Desborough U.D. ....         | 110  | 102   | 32  | Nil   |
| Finedon U.D. ....            | 140  | 140   | 24  | Nil   |
| Irthlingborough U.D. ....    | 163  | 147   | 98  | Nil   |
| Kettering U.D. ....          | 1019   | 1019  | Nil   | Nil   |
| Oundle U.D. ....             | 30   | 20  | Nil   | Nil   |
| Raunds U.D. ....             | 59   | 59  | Nil   | Nil   |
| Rothwell U.D. ....           | 122  | 122   | 12  | 4   |
| Rushden U.D. ....            | 561  | 527   | Nil   | Nil   |
| Wellingborough U.D. ....     | 350  | 298   | 138   | 138   |
| TOTAL .....                  | 2854   | 2696  | 400   | 142   |
| Brackley R.D. ....           | 92   | NOT APPLICABLE.   | 78  | Nil   |
| Brixworth R.D. ....          | 134  |   | 62  | 28  |
| Crick R.D. ....              | 40   |   | 17  | 14  |
| Daventry R.D. ....           | 230  |   | 92  | 46  |
| Easton-on-the-Hill R.D. .... | 44   |   | 20  | Nil   |
| Gretton R.D. ....            | 30   |   | 18  | Nil   |
| Hardingstone R.D. ....       | 56   |   | 26  | 26  |
| Kettering R.D. ....          | 232  |   | 124   | 40  |
| Middleton Cheney R.D. ....   | 24   |   | 4   | 4   |
| Northampton R.D. ....        | 262  |   | 126   | 20  |
| Oundle R.D. ....             | 18   |   | 18  | 18  |
| Oxendon R.D. ....            | 148  |   | 143   | 133   |
| Potterspury R.D. ....        | 80   |   | 72  | 72  |
| Thrapston R.D. ....          | 112  |   | 52  | 20  |
| Towcester R.D. ....          | 74   |   | 50  | 16  |
| Wellingborough R.D. ....     | 214  |   | 120   | Nil   |
| TOTAL .....                  | 1790   | —   | 1022  | 437   |
| GRAND TOTAL .....            | 4644   | 2696  | 1422  | 579   |

**Note.**—The numbers in column B. include those of columns C. and D., and the numbers in column C. include those of column D.



## VI. ARRANGEMENT OF THE REPORT.

### Classification of the Recommendations.

The recommendations are based on the Sections of the Housing Act, 1930, which deal with unhealthy areas (Ss. 1-8), and insanitary houses (Ss. 17, 19). For the purposes of inspection the following simple system of grouping was adopted :—

**Group I.** Dwelling-houses which, by reason of their bad arrangement, or the narrowness or bad arrangement of the surrounding space, are unfit for human habitation.

The houses placed in this category are nearly all, in addition, structurally unsound. These houses should be demolished and the site cleared. In most towns and villages where houses are scheduled in this Group, no building should be erected on the cleared site, but in Wellingborough it might be desirable to rebuild on one of the sites near the centre of the town.

**Group II.** Dwelling-houses which, by reason of disrepair or sanitary defects, are unfit for human habitation. None of the houses scheduled in this group is capable of being reconditioned, and the local authority should accept only two alternatives to demolition—complete reconstruction or an undertaking that the property will not be used for human habitation.

Some difficulty will undoubtedly arise in the interpretation of the terms ‘reconstruction’ and ‘reconditioning.’ At the risk of undue repetition I must emphasise the opinion that reconstruction is a radical procedure which in every case will require the evacuation of the tenants. When ‘reconstruction’ is admitted as a possibility, there is in the mind of the investigator the conviction that demolition would be cheaper and more effective. The chief exceptions to this rule are (a) where two or more houses can be made into one, and (b) where a picturesque old cottage can be preserved, even at the expenditure of more money than the structure would normally allow.

**Group III.** Dwelling-houses scheduled for demolition under Groups I or II.—but the local authority are willing to stay their hand for a time, because of exceptional circumstances. Examples of this are when a cottage is occupied by an aged tenant who might be injured in health by removal, or when the property to be demolished is suitable for the elderly couple who happen at the moment to be tenants. Cases should be relegated to this group only as a temporary measure.

**Group IV.** Dwelling-houses which are in any respect unfit for human habitation, and require specified repairs and improvements.

When a house has been scheduled in Group IV. for reconditioning, it has been assumed that repairs and improvements can be carried out at a reasonable cost, having regard to the value of the dwelling. If, on a detailed examination by the council’s surveyor, this is found to be impossible, then the house should be demolished.

A suggestion has been made that the expenditure upon reconditioning should bear some ratio to the value of the house. This is an obvious fallacy, unless the ratio is inverse. Whatever the value or structural condition of a dwelling-house, reconditioning must raise it to “the general standard of housing accommodation for the working classes in the district.”

When this report was first prepared, I had intended to record the recommendations in the form of a series of schedules. The inevitable effect of tabulation was to destroy all sense of personal investigation without achieving any greater degree of accuracy. The report is a simple account of what I have seen, and it seems best to record verbatim the notes which were taken at the time of inspection. I am well aware that this implies frequent repetition of many words and phrases, and that the constant use of qualitative expressions becomes monotonous. On the other hand, detailed schedules of inspection are being prepared by the surveyors of the various district councils, and my object is to supplement these by a general survey of housing

conditions from the point of view of the County as a whole. Those who know one or two districts only will be able to compare them with others, and those who are especially interested in rural housing will find the Rural Districts grouped together.

### Illustrations.

The illustrations which adorn this report owe their existence to the kind help of Mr. Lewis Duckett, the Director of the Northampton School of Art. Mr. Duckett offered me the voluntary services of two of his ablest pupils; the sketches which they have made represent faithfully three aspects of the housing problem in Northamptonshire.

Number 1. represents an exterior and an interior which one could hardly believe to exist outside the slums of a great city; nevertheless it is being dealt with as a clearance area by one of our progressive rural district councils.

In number 2. the exterior gives a vivid picture of one of the narrow and congested courts which are a blot on some of our smaller towns and it shows clearly how buildings are placed against each other in such a way as to exclude light and fresh air. The interior offers some account of the lack of space and the dismal features of the overcrowded living-room.

The third illustration represents a group of rural cottages in a small village. Individually they might be classed as picturesque, but when one comes to examine them as a group it is found that they are placed so close together that one at least of the dwellings must be sacrificed in order to provide adequate space, light and ventilation for the others. The interior shown in this illustration is a representation of the prevalent type of divided bedroom in a rural cottage, generally classified as 'two bedrooms'. The room represented in the sketch has in fact one window only, with its sill on the floor level; it is impossible to stand erect except close to the partition. There is no means of ventilation except the single two feet square window and the narrow steep stairway. The so-called room on the right of the partition is almost totally dark. In this divided bedroom a father, mother and five children habitually sleep, and an aged grandmother has a bed in the single living-room downstairs. There are no conveniences of any kind—neither pantry, nor scullery, nor wash-house, and the mother has to walk nearly two hundred yards to obtain with great labour a bucket of polluted water from a defective well.

The fourth illustration is of a different character; it portrays the baleful effect of incomplete demolition of condemned houses. Here is a pleasant and well-built town in Northamptonshire and in its very centre one finds accumulations of rubbish from the decaying remnants of dwelling-houses which were 'demolished' twenty years ago.

“ The pleasant Valley of Hinnom, Tophet thence  
And black Gehenna called . . . ”

### Conclusion.

In the main body of this report I have tried to form an independent and unbiassed personal judgment of the existing housing conditions in Northamptonshire. In this short conclusion I wish to look forward and to express views on housing reform in terms of a policy and a faith.

In a recent case, “*Mitcham U.D.C. v Seale*,” Mr. Justice Humphreys stated that in his opinion it was the duty of a local authority, if they found persons living in conditions not conducive to health but to degradation, to prevent them from dwelling in such conditions. It is important that this point should be clearly grasped. The housing problem of to-day is not simply a continuation of post-war housing activity. It is entirely different in character. It is a problem of making provision for poor people, for those who are living in unfit houses and who are unable to find better accommodation without assistance.

The Prince of Wales said in his call for a great National effort “if we examine the situation as it exists to-day, I think it is not so much the problem of re-housing as the problem of the slums that we must meet. The magnificent national housing effort since the



War ended, by which nearly two million new houses have been built providing accommodation for one fifth of the population of England and Wales, is apt to obscure the small contribution that has been made towards the clearance of the slums and re-housing of slum dwellers ; in fact that contribution has been pitifully small."

It is the duty of the local authority to give the assistance necessary for the re-housing of slum dwellers—not as a commercial venture, but as a deliberate scheme of public health and education. The successful clearance of slums and unhealthy dwellings cannot result from a single spasmodic effort ; it can come only from a well planned continuous programme.

In framing their proposals for slum clearance local authorities are faced with a very real difficulty in dealing with the type of person loosely known as 'the undesirable tenant'. This unhappy phrase may be used to denote several classes of tenant from the very poorest who have the greatest difficulty in paying the lowest of rent, to the careless and improvident who would quickly turn a new council house into a slum. I am sure that the number of undesirable tenants is often grossly exaggerated and that in this County, at an rate, only a very small proportion of families now in unhealthy surroundings will fail to respond to a more favourable environment. However that may be, I wish to state unequivocally that, in my opinion, the local authority is ultimately responsible for the care of tenants who cannot or will not look after themselves and their dwellings. The local authority has already undertaken responsibility for the care of the tuberculous, of the mentally defective, and of other classes of persons who are not able to keep their place unaided in the struggle for existence. The undesirable tenant is in a sense a victim of social disease and he requires such education and treatment as only a local authority can give. The progressive authority should occupy the position of Father O'Flynn in the old song—

"Checking the crazy ones, coaxing onaisy ones,  
Lifting the lazy ones on with the stick."

I have heard it said on several occasions "Oh, we can't give Mrs. A. a council house because she has had illegitimate children," or "Mr. B. must be passed over because he does not pay his rent regularly," or "the C. family is large and dirty." Are these valid reasons for refusing to remove a family from degrading conditions and placing them in a bright and healthy environment ? Who is going to help these people if the local authority does not undertake the burden ? The private owner may perhaps tolerate them in some dilapidated hovel, but one cannot expect him to have either the will or the capacity to improve them ; this is an educational work which requires training, skill, patience and tact.

The crazy ones are the most difficult of all, and the reports of the Health Visitors confirm the impression that mentally defective parents form the majority of 'undesirable tenants.' Those who are socially incompetent on account of mental deficiency are in need of external care, supervision and control ; they can be greatly improved in efficiency by skilled management. It is surely better for a local authority to provide trained supervisors than to allow undesirable tenants to become a common nuisance, leaving in their wake filth and destruction wherever they go. The employment of women specially trained in housing management means both economy and efficiency to an authority which has built any considerable number of Council Houses. Their work is primarily educational and in no way interferes with the duties of existing officers. Their visits are greatly appreciated by the housewives who benefit from their skilled advice and assistance.

Reference to visits of inspection leads me to interpolate a plea for the avoidance of unnecessary intrusions. The patience of housewives seems to be nearly inexhaustible, and during my whole tour of inspection I was refused admission to one house only. In almost every house I was offered a kindly welcome—often an eager invitation to examine every part of the house, when the object of the visit was made known. But frequently repeated visits must at last be resented as a trespass upon hospitality.

One further subject which is intimately related to rural housing can no longer be overlooked. In many of our villages, and even in some towns, the water supply is quite inadequate, and such sources of supply as are available are frequently grossly polluted. The widespread drought



of this Summer serves to demonstrate beyond any doubt that there is an urgent need for co-ordination throughout the whole area. Two problems are involved : the first is to make a survey of the sources from which an abundant supply of pure water can be obtained for the county ; and the second is to examine the existing conditions and to prepare a scheme for the distribution of water to the areas where the shortage is greatest.

It may be that efficient conservation and distribution by a regional authority of the water supplies now available in Northamptonshire will provide all that the districts require ; or it may be found necessary to supplement these supplies by arrangements to draw from external sources. The present position, at any rate, is intolerable.

Even when the subject is viewed from the narrowest angle, one finds that lack of co-ordination is producing serious effects : one area has good water running to waste, while its neighbour is starving. But progress along parochial lines can no longer be considered as satisfactory. The time has come for a co-ordinated scheme for the County as a whole.

No scheme of co-ordination would be complete without the co-operation of the County Borough of Northampton. Its central position, and its efficient control of the water-bearing districts in the neighbourhood of the town, would make the Authority of the County Borough an indispensable partner in any joint enterprise.

In spite of its obvious shortcomings, this general survey of the housing conditions of the County points unmistakably to the conclusion that a very large number of its inhabitants are living under conditions not conducive to health and happiness, and that the overwhelming majority of them are worthy of better houses and a better environment.



# HOUSING REPORT.

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The Administrative County of Northampton has, according to the Census of 1931, a total population of 217,133 ; the Boroughs and Urban Districts have a population of 102,420 and the Rural Districts 114,713.

The three largest towns are :   Kettering           31,220,  
  Wellingborough 21,223,  
  Rushden           14,248.

None of the remaining Boroughs and Urban Districts has a population of over 5,000 ; they may be considered as only semi-industrial in character.

The Administrative County has 59,082 structurally separate dwellings of which 57,047 are occupied. There are 58,964 private families.

The Boroughs and Urban Districts have 25,927 occupied dwellings which accommodate 27,482 private families.

The Rural Districts have 31,120 occupied dwellings and 31,482 private families therein.

|   |     |     |     |      |
|---|-----|-----|-----|------|
| Number of houses inspected                    | ... | ... | ... | 4056 |
| Number of houses condemned                    | ... | ... | ... | 1949 |
| Number of houses scheduled for reconditioning |     |     | ... | 1573 |

## A. BOROUGHS AND URBAN DISTRICTS.

### BRACKLEY MUNICIPAL BOROUGH.

|   |     |     |     |     |       |
|---|-----|-----|-----|-----|-------|
| Population                                    | ... | ... | ... | ... | 2,181 |
| Total dwellings occupied                      | ... | ... | ... | ... | 590   |
| Number of private families therein            | ... | ... | ... | ... | 596   |
| Number of houses inspected                    | ... | ... | ... | ... | 54    |
| Number of houses condemned                    | ... | ... | ... | ... | 13    |
| Number of houses scheduled for reconditioning |     |     | ... | ... | 31    |

In the Saxon times, according to Leland, Brackley was a flourishing town till destroyed by the Danes. "It flourished again," he says, "since the Conquest, and was a staple for wool, privileged with a Mayor, the which honour yet remaineth to this poor town."

The first evidence of a Corporation appears in 56 Henry III., and the Charter was confirmed and extended by 7 Edward II. (1313-14) and remained in force till 1886, when a new Charter was granted.

The town is lighted by gas supplied by a private company formed in 1850. Electricity is also available and is supplied to the Borough by the Northampton Electric Light and Power Company, Ltd.

In 1881 water works were erected by the Borough at a cost of £7,000. Water is laid on to all houses and is obtained by pumping from a deep well.

The whole town, with the exception of the hamlet of Halse, is sewered. In 1876 the Borough purchased sixty-one acres of land at a cost of £10,000 and laid out a sewage farm; an expenditure of over £20,000 has since been incurred on Sanitary works. The system is partially separate, and the sewage is conveyed by gravitation to the Farm where it is treated by broad irrigation on land.

A pleasant feature of the ancient Borough of Brackley is that hardly any of its houses suffer from insufficient access of light and air. The beautiful, wide main street harbours only one squalid yard containing a row of dismal houses, and I understand that this is already scheduled for demolition and clearance (Nicholl's Yard). Elsewhere the great majority of the defective houses are capable of reconditioning. It is worth observing that Nicholl's Yard was emphatically condemned by a Medical Officer of the Local Government Board nearly a quarter of a century ago.

#### 1. BARRETT'S YARD.

This is an irregular row of very old dilapidated cottages, some of which, I believe, were condemned a number of years ago. The roofs are in fair condition, but both living-rooms and bedrooms are low, dark, and structurally defective. There is enough space for light and air, but domestic conveniences—pantries, wash-houses and closets—are sadly deficient. I recommend that these houses be scheduled for demolition or reconstruction. (Group II.)

#### 2. OLD TOWN.

Four cottages at the far end (Owner—Mr. Geo. Course) have deficient ventilation. These houses should be reconditioned to provide ventilated pantries, through ventilation to the living-rooms, and other domestic conveniences. (Group IV.)

Special attention should be given to two cottages which lie close to the Churchyard. They are structurally unsound, damp and very dark. The window frames are decayed and the roofs leak. There is no pantry accommodation. I recommend their demolition and clearance. (Group I.)

#### 3. BANDILANDS. (Owner—Mr. C. Gardner.)

This group of houses is in better condition, but improvements to roofs, windows and closet accommodation are required. (Group IV.)

#### 4. LATHBURY'S YARD.

Nos. 1, 2 and 3 are brick cottages which require improvements. (Group IV.)

Nos. 4 and 5, old stone cottages, are in very bad condition.

No. 4, occupied by Mr. Ayres, is in a wretched state and has windows in front only. The ceilings are unsound and dilapidation is widespread.

No. 5 (Tenant—Mrs. Grant) is definitely overcrowded. Its condition is little better than that of No. 4 and I doubt if they are worth reconditioning. I recommend demolition or reconstruction. (Group II.)



## 5. NEW ROAD. (Owner—Mrs. Wood.)

These three cottages used to be back-to-back, but have now through access. The ceilings are low, but the general structure is tolerably good.

The houses opposite are in a fair state of repair, but the yards at the back are narrow and insanitary. I suggest that specified improvements be carried out. (Group IV.)

## 6. MANOR ROAD.

I understand that the cottages owned by Mr. W. Judd are about to be reconstructed.

## 7. BRIDGE STREET.

It is distressing to observe here a group of well-constructed houses which have been allowed to fall into a serious state of dilapidation. One of these (Tenant—Mrs. Faulkner) is grossly overcrowded. Another, occupied by a careful and conscientious tenant, is in a shocking state of disrepair; windows, woodwork, internal walls and floors are all decayed, and the house is barely habitable.

I recommend that this group of houses be thoroughly reconditioned to provide ventilated pantries, the usual household conveniences, and a sound condition of repair both internally and externally. (Group IV.)

## DAVENTRY MUNICIPAL BOROUGH.

|   |     |     |     |     |     |       |
|---|-----|-----|-----|-----|-----|-------|
| Population                                    | ... | ... | ... | ... | ... | 3,609 |
| Total dwellings occupied                      | ... | ... | ... | ... | ... | 961   |
| Number of private families therein            | ... | ... | ... | ... | ... | 968   |
| Number of houses inspected                    | ... | ... | ... | ... | ... | 128   |
| Number of houses condemned                    | ... | ... | ... | ... | ... | 69    |
| Number of houses scheduled for reconditioning | ... | ... | ... | ... | ... | 55    |

The town of Daventry, which was originally a Borough by prescription, was incorporated by King John. This Charter was confirmed 18 Queen Elizabeth (1575-6) and also by James I. and Charles II. The Corporation was reconstituted under the Municipal Corporations Act, 1835.

The town is lighted by Gas supplied by a private company which was formed in 1836. Electricity is transmitted from Northampton (Northampton Electric Light and Power Company, Ltd.) and is in fairly general use.

Water is obtained by pumping from a well at Dodford to a Reservoir near the summit of Borough Hill; it is there subjected to a softening process and is conveyed by gravitation to the town; The Daventry Water Company, Ltd., have a small reservoir of soft water on Borough Hill which serves a minority of consumers.

The whole Borough, with the exception of some outlying farmhouses, is sewered; the system is separate and the sewage is conveyed by gravitation to tanks and filters.

Refuse is collected by the Authority and disposed of by tipping; weekly collection is obtained by direct labour. With the exception of a few houses on the outlying districts the whole town is on the water carriage system.

The ancient Borough of Daventry has inherited a legacy of housing problems in the form of narrow and congested "courts" leading from its main streets. A number of these "courts" are so badly placed as to give insufficient access to light and air, and must therefore be regarded as unhealthy. The following are the principal cases to which I desire to direct attention:—

## 1. ABBEY STREET.

No. 5. This house has one bedroom and one living-room, together with a dilapidated barn. There are gable windows on one side only, and light and ventilation are very defective. The general structural condition is poor. I recommend demolition and clearance. (Group I.)

No. 6 has two bedrooms and a landing, and two living-rooms. The ground-floor level is low, and the rooms are dismal. Upstairs the roofs are not rain-proof, but the external structure is fairly sound. I advise demolition or reconstruction. (Group II.)

No. 7. The rooms of this house (two bed- and two living-) are narrow and dark, but have through ventilation. The roof, which is of corrugated iron, is defective, and the paper falls away from the perished walls. The floors are old and very uneven. I recommend demolition. (Group II.)

## Court No. 1.

The front house, No. 8 Abbey Street, is in good condition.

No. 1. This cottage has a small bedroom partitioned to make two, and no back windows or ventilation of any kind. The pantry is unventilated and there is no sink. The exterior needs repair.

No. 2 is similar, but the bedroom ceilings are sagged and broken.

Nos. 3 and 4 form a single house but are otherwise similar.

The Yard is narrow and ill-arranged, and the houses have practically no conveniences. I recommend demolition. (Group II.)

Court No. 2 has apparently vanished.

## Court No. 3.

No. 1 is part of the front house.

Nos. 2, 3 and 4 are empty and ruinous and should be cleared without delay. (Group I.)

No. 5 has a divided bedroom and a living-room, with tiny pantry. There is through ventilation and light, and the front walls and roof are sound.

Nos. 6 and 7 are similar, but the former is overcrowded. These houses might be thoroughly reconditioned to provide good lavatories and reasonable domestic conveniences, but mere patching and repairing is of no value. (Group IV.)

## No. 11 Abbey Street.

This cottage has a reasonably good corrugated iron roof, and its internal repair is satisfactory. It has a back door, and through ventilation and light. The pantry is unventilated, and unfortunately the ground floor lies at a very low level in relation to the back of the house.

No. 11a also has a low floor, and similar defects.

No. 12 has good windows and external structure, but the roof is in bad condition and requires extensive repairs.

I consider that these three houses could, by means of reconditioning, and specified improvements, be made tenantable and pleasant. It is important that the roof and the barn of No. 12 should receive early attention. (Group IV.)

No. 13 has a higher floor, but the living-room ceiling is correspondingly low. There is a back door and through ventilation on the ground-floor, but no back windows to the bedrooms. The roof is good, and the general structure is pretty sound.

For reconditioning. (Group IV.)

Nos. 14 and 15 Abbey Street, stand out in sharp and sinister contrast to the above houses. It is unnecessary to describe them in detail, as the roofs are rotten, and the whole structure is hopelessly decayed. They should be demolished, and the site cleared. (Group I.)

Court No. 5 lies between 14 and 15 Abbey Street.

Of this court Nos. 1 and 2 are let as one house, and the two small bedrooms have to accommodate seven adults (one female). All the houses are in bad condition, and the floors are decayed and dangerous. There are no pantries and no domestic conveniences. The houses should be demolished and the whole site cleared. (Group I.)

Court No. 6.

Nos. 1 and 2 form one house of three bedrooms and a living-room, and are occupied by a father, mother and eight children (one over 13 years). The living-rooms are low, but possess a back window which does not open. The bedrooms are small and have windows in front only.

No. 3 has an attic, a bedroom, and a living-room. The pantry has to serve for food, coal and rubbish. The attic is unusable, and the available bedroom boasts of a small window at the back. In the attic the ceiling is falling in. The living-room is low and dark and its floor is in bad condition.

No. 4, which has the same accommodation, has a worm-eaten attic floor which frequently breaks through. The top window is broken and dangerous and the others are in bad repair.

No. 5 has the same rooms but the condition (partly through fault of the tenant) is even worse. The floors are in a shocking state of decay.

No. 6 at the end of the yard has also three storeys. The attic is quite unusable, and the whole house is falling to pieces and is dangerous. I was able to view the yard through one of the bedroom walls.

All the houses in this yard should be demolished and the site entirely cleared. (Group I.)

No. 16.

This house has two bedrooms and a landing, but the back bedroom is useless on account of damp from a leaky roof. The ceilings are sagged and broken, and in the front room one can inspect the passage through the broken floor. The windows are tumbling out. The stair is dark—quite dark and dangerous.

I recommend demolition and clearance. (Group I.)

No. 18 is a cottage of stone and thatch which might be a sound dwelling, if it were kept in reasonable repair. It should be scheduled for thorough reconditioning and the provision of domestic conveniences. (Group IV.)

Court No. 7 consists of a row of brick-built houses in a narrow yard. No. 1 has a single tenant. No. 2, with one bedroom, a landing, and a living-room, accommodates father, mother and two children. The pantry has a small window in front. The other rooms have no through ventilation, but the front windows are fairly large. Nos. 3 and 4 form one house. The bedrooms are small and damp, and have no back windows. As they are inhabited (two bedrooms and two landings) by father, mother, five adult children, and one under fourteen, there is definite overcrowding. There is no real pantry,—only a passage.

I recommend reconstruction with the provision of pantries, wash-houses and other domestic conveniences. (Group IV.)



## 2. NORTON ROAD.

No. 26. (Tenant—Mr. Barton.)

This old thatch-roof cottage has the advantage of a back door and a good garden ; if it had been kept in a tenantable condition, it might have escaped the eye of the housing critic. The two living-rooms are very low and dark (ceiling 6 ft. and beams 5 ft. 8 ins.). The two bedrooms are also small and low and have only one small window each. The rafters and the floors are in bad condition.

No. 25. (Tenant—Mr. T. Mills.)

The two living-rooms are in tolerable condition, but the roof is bad, and leaks are universal. The bedrooms are low and in bad structural repair.

No. 24. (Tenant—Mrs. Gregory, who lives alone.)

The rooms in this cottage are damp. The bedroom roofs are low, and one of the two is untenable. The walls and windows are all perished.

I recommend the demolition of all three houses. (Group II.)

## 3. CHAPEL LANE.

No. 54, I understand, has been bought by the Council with a view to demolition, and conversion to make public conveniences.

No. 11

This is a very roomy cottage, but the gable wall is damp on account of the high level of the ground in that area. I recommend improvements. (Group IV.)

No. 17.

This house has two bedrooms and two living-rooms, and is inhabited by father, mother and three children. The bedrooms have fairly good windows in front, but none behind. There is neither pantry, wash-house, nor copper. These domestic conveniences should be provided and other specified improvements made. (Group IV.)

No. 33 at the end of the yard, is in poor structural condition. It has an attic, the roof of which is crumbling, two bedrooms and a living-room. The pantry is unventilated, and there is neither wash-house nor copper. The bedroom floors are in very bad condition and often break through.

I recommend that this house should be either demolished or radically dealt with by reconstruction. (Group II.)

No. 31.

This house is of similar structure but in better repair. The brick-work in front, like that of its neighbour, is perished. It should be reconditioned. (Group IV.)

Nos. 10 and 12 form one house. It is occupied by two old folk who are obviously much attached to it, and it would be cruel to displace them.

The roof is part slate, part tile. There are no windows at the back, and the yard is at the side. The three bedrooms have a single window each and are in bad condition. The tenants do not use the bedrooms at all, but sleep in one of the living-rooms. Some of the neighbouring buildings are ruinous and should be demolished.

This house should be scheduled in Group III. during the present tenancy, and ultimately closed and demolished.

## 4. HIGH STREET.

No. 2 Court, contains, among other buildings, three dwelling-houses. The first is occupied by a crippled elderly man and his wife. (Owner—Miss Rodhouse.) It has no back ventilation and is unsuitably placed for a dwelling. It should be scheduled in Group III.

Nos. 2 and 3 are fairly good houses at the far end of the row of buildings. Perhaps they might be joined to make one good house. (Group II.)

No. 2 Court.

This row of cottages is in bad condition, and placed in such a position as to give insufficient access to light and air.

No. 1 no longer exists.

No. 2 has one fairly good bedroom, but is otherwise structurally unsound.

No. 3 is similar. (One tenant.)

No. 4 has one bedroom and a landing and is inhabited by father, mother, two adult girls, and one of 7 years. It has two wretched bedrooms of which the one is a landing. There are no back windows. Floors, roofs and walls are dilapidated. There is no copper, and the pantry is unventilated.

No. 5 is in bad condition, and is similar to 2 and 3.

This row of houses should be demolished and the site cleared. (Group I.)

## 5. BROOK STREET.

Court 1.

Nos. 1 and 2 of this Court are obstructive to other houses, and themselves are incapable of through ventilation. I recommend their demolition and clearance. (Group I.)

Nos. 3—6 have back windows and doors and are more suitably placed. They should be scheduled for improvements. (Group IV.)

Court 3.

The eight houses in this yard are occupied by six families. They are in tenantable condition, but wash-houses and minor improvements are urgently needed. (Group IV.)

No. 27 (Brook St.), facing this yard has a back window which should be made to open. (Group IV.)

Nos. 35, 37 and 39 (Brook St.) are apparently carved out of the remains of a fine old inn. They are unfortunately falling into serious disrepair. No. 39 stands empty. Reconditioning is required (Group IV) or demolition will become unavoidable.

## 6. PRIMROSE HILL.

This group of houses is fairly sound, but improvements to ventilation, and to the condition of the yard, are desirable. (Group IV.)

## 7. SHEAF STREET.

Waggon Court.

Nos. 5 and 6 are not in use as separate dwelling-houses.

Nos. 7, 8 and 9, which are otherwise in tenantable condition, have no windows at all at the back, and no wash-houses. These improvements should be carried out, especially as the backs abut on a public yard. (Group IV.)

PRINCE REGENT COURT.

Nos. 4 and 5 are very badly placed and should not be used for human habitation. They could probably be turned into store-rooms. (Group II.)

Nos. 6, 7 and 8 are three-storey houses with corrugated iron roofs. There is a window at the back of the bedrooms, but not the attics. The houses are very badly placed and unfit for habitation. They are fit only for store-houses, etc. (Group II.).

## ROSE COURT.

Nos. 1 and 2 are empty and should not be relet (Group I.)

Nos. 3, 4 and 5 have back windows up and down and through ventilation. They require better domestic conveniences. (Group IV.)

Nos. 6 and 7 are empty and derelict, and No. 8 is an unfit house. They should be demolished. (Group I.)

Nos. 9, 10 and 11 are three-storey buildings in a poor state of repair. There is no through ventilation and neither pantries nor wash-houses. I do not consider their position suitable for reconstruction, and I advise their demolition and clearance. (Group I.)

## 8. LONDON ROAD.

This is a row of three-storey brick houses facing the street (Nos. 3, 5 etc. to 15). Internally they consist of an attic, a bedroom, a living-room, and an insanitary cellar which contains the water-closet, and in some cases the water-tap as well ! At some time in the past they might have been capable of reconstruction, but now they are too far gone. The rooms show signs of extensive decay.

I advise that this row be demolished, and the site cleared. (Group I.)

## 9. MOUNT PLEASANT.

This is a narrow obstructive court consisting of old brick houses which have no back ventilation. They are unhealthy. No. 6 is in fair condition, but suffers from the same fundamental defects of light and air as its neighbours, Nos. 2-3, 4 and 5. No. 1 in the middle of the yard is obstructive and has no through ventilation.

I recommend the demolition and clearance of Nos. 1-6 inclusive. (Group I.)

## 10. "DOUBLE-SIX."

In ordinary circumstances one would recommend the demolition of back-to-back houses ; but these are so well-placed and so open to the free circulation of air that I think they should be retained. In the course of time, as tenancies are determined, the houses should be reconstructed to make two in one in such a way as to provide through ventilation. (Group IV.)

## 11. CHECKLEY'S YARD. (Numbered in Warwick St. Nos. 14, 16, 18.)

These houses have no through ventilation, but they are otherwise pleasantly situated. There is neither wash-house nor pantry and only one closet is provided for the three houses. These houses ought to be reconditioned to provide efficient ventilation, wash-houses, pantries and separate sanitary conveniences. (Group IV.)

## 12. DRAYTON.

A 'creeper-covered' cottage owned by Mr. G. O. M. Allen and occupied by Mrs. Marriott. This cottage has three very small bedrooms and two living rooms. The house is obstructive to other dwellings, and is in a bad state of repair. It should be closed at the end of the present tenancy. (Group III.)

ORCHARD STREET. This group of cottages forms a more or less congested district, in which a few of the cottages are in quite good condition, while others are unfit for habitation. The following merit special attention :—

## No. 4.

This old cottage is occupied by Mrs. Smith, her daughter and grand daughter. It has through lighting in the living-room, and the pantry is fairly large. The floors are all broken and rough. Each bedroom has one low window, and the general structural condition is bad.



No. 6.

This cottage, occupied by Mrs. Spires, has a dark living-room with a bad floor. The two bedrooms have through ventilation, but the back windows are very small. There is no pantry. The family consists of father, mother, and eight children, and there is therefore gross overcrowding. The closets are insanitary.

No. 10, which faces the main street, has only one occupant.

No. 12, also facing the street, is grossly overcrowded, father, mother and six children (two boys over fourteen and a girl of twelve). The condition of the house is deplorable—one miserable dark living-room, a dilapidated scullery; two almost unventilated bedrooms, the one at the back being dark as night. The plaster is broken; the floors and the stairs are rotten with decay. These four houses should be demolished and the site cleared. (Group I.)

Opposite the above is a row of three cottages, of which No. 9 is owned by Mrs. Emery, and the other two by Mr. H. W. White's Executors.

No. 9, has three bedrooms and two living-rooms (Occupier—Mrs. Screen). It accommodates five adults—mother, daughter and three sons. The living-room is poor and dilapidated. One bedroom has a window on both sides, and the others which are very small, have only one window each. A window at the back fell out, and the space has simply been boarded up. The floor-boards are all hills and valleys.

No. 11, is occupied by Mrs. Smith (father, mother and two children), and is similar to the above.

No. 12. (Mrs. Ellard) accommodates a mother, three boys, and two girls, all adult. The living-room is low, dark and unhealthy. The two bedrooms are exceedingly narrow and airless. The windows are ridiculously small. The floors and the general structure are hopelessly bad. This block of houses should be demolished and cleared. (Group I.)

Nos. 24 and 25 Cross Street have no back ventilation. This should be provided if possible. (Group IV.)

#### HIGHAM FERRERS MUNICIPAL BOROUGH.

|   |     |     |     |     |     |       |
|---|-----|-----|-----|-----|-----|-------|
| Population                                    | ... | ... | ... | ... | ... | 2,930 |
| Total dwellings occupied                      | ... | ... | ... | ... | ... | 789   |
| Number of private families therein            | ... | ... | ... | ... | ... | 793   |
| Number of houses inspected                    | ... | ... | ... | ... | ... | 20    |
| Number of houses condemned                    | ... | ... | ... | ... | ... | 6     |
| Number of houses scheduled for reconditioning | ... | ... | ... | ... | ... | 10    |

Higham Ferrers is a Borough by prescription, and was said to have been incorporated prior to the time of King John. The earliest existing Charter is that of 2 and 3 Philip and Mary 1555-6. It was subsequently confirmed in the reigns of James I and Charles II. The Borough received a new Charter of incorporation in June 1887.

The town is within the limits of supply of electricity by the Rushden and District Electric Supply Company, Ltd. The Rushden and Higham Ferrers District Gas Company provide lighting and heating for the whole town.

The water supply is obtained from the Higham Ferrers and Rushden Water Board by gravitation from a service reservoir at Sywell and the supply is sufficient for all purposes. These works were constructed at a cost of £110,000 and opened in 1906.

The whole town is sewered on a partially separate system and the sewage is conveyed by gravitation in a 15" sewer to detritus tank. From there the storm water goes into storm tanks and direct into the River Nene. The ordinary sewage passes into two sedimentation tanks and a dosing chamber and then to two filter beds with automatic sprinklers and finally through a humus tank.

Collection of refuse is undertaken by the Authority and is disposed of by tipping and incineration. Weekly collection is obtained by contract. The whole town is on the water-carriage system.

On reference to the County Standard, Higham Ferrers holds an enviable position as regards both housing and sanitation. I was particularly struck by the general competence of its sanitary work, its well-paved yards, its universal application of cistern-flushed water closets, and finally, by the quality of its buildings.

The housing inspection revealed only two areas to which exception might be taken on the grounds set out in Section I of the Housing Act, 1930.

#### 1. KENNEL ROW.

This row of eight houses, now in occupation by six tenants, is not cramped for lack of external space, but the rooms are small, with low ceilings and rather poor access for light and air ; the bedrooms especially are dark, and one can stand erect only in the middle of the rooms ; unlike many of the inferior types, however, they have through ventilation. Many modern conveniences are lacking, (e.g., Copper) and should be provided. Structural improvements should include properly ventilated food cupboards ; the number of separate houses should be reduced by amalgamation to four. (Group II.)

#### 2. REFUGE TERRACE.

This row of ten solidly built brick houses is most unfortunately placed so as to exclude free circulation of air and to defeat nearly all the efforts of the sun to reach it. The back yards are very narrow, and are bounded by a high wall which in some cases is no more than 18 feet from the houses. Various minor repairs are necessary, but I should hesitate to recommend demolition on account of the essentially sound structure of the buildings. (Group IV.)

The above are the only properties to which I think it necessary to call attention. It must be admitted, however, that there are a number of good working-class families who *deserve* better accommodation at rents within their capacity to pay. Estimating a normal rent for a working-class cottage at not more than 6/- a week, it seems clear that Higham Ferrers has not built any houses for this class. There are one or two cases of definite overcrowding in the town, and there are mothers of young children who deserve special consideration. I do not think I should be far amiss in suggesting the construction of two blocks of four working-class cottages to be let at rentals not exceeding six shillings.

### BURTON LATIMER URBAN DISTRICT.

|   |     |     |     |     |     |       |
|---|-----|-----|-----|-----|-----|-------|
| Population                                    | ... | ... | ... | ... | ... | 3,587 |
| Total dwellings occupied                      | ... | ... | ... | ... | ... | 947   |
| Number of private families therein            | ... | ... | ... | ... | ... | 981   |
| Number of houses inspected                    | ... | ... | ... | ... | ... | 45    |
| Number of houses condemned                    | ... | ... | ... | ... | ... | 14    |
| Number of houses scheduled for reconditioning | ... | ... | ... | ... | ... | 27    |

The parish of Burton Latimer was constituted an Urban District by the Ministry of Health confirmation order dated May 29th, 1923.

The town is within the limits of supply of electricity by the Kettering Urban District Council and the whole area is supplied.

The Burton Latimer Gas Company provide Gas, but the area supplied is not stated.

Water is pumped from a well at Weekley to a reservoir which is the property of the Urban District Council. From the reservoir there is a gravitation supply which is laid on to the houses. The average supply for domestic and trade purposes is about 60,000 gallons—some 18 gallons per head per day which is sufficient for all purposes.



The whole town is sewered with the exception of a few outlying farmhouses ; the sewage is conveyed on the combined system by gravitation to the disposal works ; the sewage first passes through an entrance chamber and from there to two detritus tanks, through two large septic tanks and a settling tank and thence to two filters with automatic revolving sprinklers.

Collection of refuse is undertaken by the Authority and is disposed of by tipping (half a mile distant from nearest house). Weekly collection is made by direct labour. Practically the whole town is on the water-carriage system.

The town of Burton Latimer is pleasantly situated as regards access to sunlight and fresh air, and there are comparatively few areas which might be described as congested and unhealthy. I would suggest that special attention be directed towards the following :—

#### HIGH STREET.

(87a.) A small empty cottage in an obstructed position has recently been decorated internally and is apparently intended for occupation by a single old man ; this house is really unfit for human habitation ; it has only one bedroom, a living-room, and a tiny pantry, and no other conveniences. The living-room is floored with rough brick, and is only 10 ft. by 8 ft. in size. The bedroom is only 11 ft. by 12 ft. in size and has a single small window about 2ft. square facing in a northerly direction. This house should be scheduled for demolition, but if immediate action threatens hardship to the prospective tenant the authority might consider placing it in Group III. and reserving demolition to the end of the tenancy.

#### COOPER'S YARD.

No. 81, occupied by Mr. W. Lovell, has one bedroom and a landing and one living-room. This house is occupied by an old man only and is in a poor state of repair ; it has a dimly lighted but unventilated pantry. The bedroom is narrow with a thin lath partition across it, and the two portions are served by one window only. The walls and the ceilings are in a bad state of repair.

Nos. 77 and 79, form one house and are occupied by a mother and daughter ; there are two bedrooms, one living-room and a scullery ; there is no pantry. The external structure is fairly sound but the window frames are dilapidated ; there is no back ventilation. One bedroom has a good gable window and the other is fairly well lighted but poorly ventilated.

No. 83, occupied by Mrs. Bird, has two bedrooms and two living-rooms ; there is a gas cooker in the pantry which is dark and unventilated ; the back wall of the living-room is damp owing to the high level of the ground and there is no window at the back. The bedrooms have windows in front only and no sun penetrates them except in the evening. The bedroom floors are springy, and when the boards are washed the water leaks through to the living-room.

No. 85, occupied by Mrs. Coleman, is similar.

The houses in this group should be scheduled for extensive reconditioning ; they require repairs to floors, walls and ceilings, better ventilation at the back, the provision of good pantries and reasonable out-buildings and other domestic conveniences. (Group IV.)

#### NICHOLLS' YARD.

No. 49, occupied by Mr. Lowe, has two bedrooms and one living-room. The stairs are broken and dangerous. The first bedroom faces south and has a good window ; the second is small and is poorly lighted. The pantry is fairly good.

No. 51, tenanted by Mr. C. Beck, is in a similar condition ; it has a ventilated pantry and new floors have been provided for both bedrooms. The wooden partition to divide the bedrooms is in a very rough state and ought to be made reasonably sound proof. This house has received only bare decoration, quite insufficient to be regarded as reconditioning.

I recommend the reconditioning of both houses to provide sound internal repair and better yards and out-buildings. (Group IV.)



No. 45. (Mrs. Cox) has two bedrooms, a living-room and a small scullery. The ground is high behind and causes damp in the larder.

No. 47, (Mrs. Fox) has also two bedrooms, a living-room and a scullery, and has similar defects; the living-room ceiling is very low and the floor is rough. There is no pantry. The front bedroom has a small window but is very dark. The back bedroom is also lighted and has through ventilation. The floor has many holes. I recommend the reconditioning of these houses. (Group IV.)

No. 91, is a thatch cottage with one gable end abutting on High Street, and the other tied to a house which is itself in quite good condition; it has two so-called bedrooms which are rotten through and through, a wretched low living-room and a coal-hole for a scullery. This cottage is grossly overcrowded with father, mother, a lodger, and four children, one of whom is over 13. I have no hesitation in recommending its demolition. (Group I.)

Nos. 133 and 135, are brick-built cottages placed up against a building belonging to a different owner and in such a position as to cut off light and air and render them unhealthy.

No. 133, with one bedroom and a living-room, has five adults in the family (3M. and 2F.). The landing-room which cannot be described as a bedroom, has a window about 6" away from the obstructive building and admits no light. This window and the stairway are therefore totally dark. The whole house is congested with furniture and inhabitants, and although the front bedroom is in a slightly better condition it is unfit for human habitation.

In 135, occupied by Mrs. Wood—mother and daughter only—the same conditions apply; there is no pantry.

No. 137, with three in the family, is similar.

This block of houses is, by reason of bad arrangement, injurious to the health of its inhabitants and should be demolished and the site cleared. (Group I.)

On the West side of High Street is a narrow yard entered through a covered passage between two houses. The three houses on the left, Nos. 138, 140 and 142, have practically no space at all, and there is no copper and only one closet between them. The space in front of the house is only five feet to a corrugated iron fence and there is no entry to the back at all.

No. 138, occupied by Mr. King, four adults and one child, has two bedrooms and one living-room. At the time of my visit the tenants were making a pathetic attempt to re-decorate a house which is really unfit for habitation.

No. 140, tenanted by Mr. Sharpe, has four adults, mother, father and two grown-up sons. The living-room is low and dark but has windows on both sides. The partitioned bedroom makes two very small rooms which have at any rate through ventilation.

No. 142, two bedrooms and one living-room, has five adults (2M. and 3 F.). It is similar to the others but has recently been done up internally.

The general structure of these houses is poor and their bad position makes them incapable of being rendered fit for human habitation. I recommend their demolition and the clearance of the site. (Group I.)

On the opposite side of the yard are Nos. 132-136; these houses again have only one closet and one copper for the three and no reasonable conveniences.

No. 132, occupied by Mr. Munns, has father, mother and three children; the wretched living-room and scullery are very damp; the back wall is right up against a wall belonging to a different owner; the bedrooms have a very high roof (apparently created out of an old factory) and have good windows so far as light is concerned. The partition does not reach nearly to the roof, so that there is in fact only one bedroom.

No. 134, occupied by Mr. Parker, has a mother, father and five children under 13. The living-room is in fair condition and upstairs there are two good bedrooms which unfortunately have fallen into a bad state of repair. The floors are springy; the pantry has a blocked wall at the back and is very damp.

No. 136, occupied by Mr. Baish, father, mother and two children, has also two bedrooms and a living-room. The pantry has a little ventilated grid at the back opening on to a tiny yard; it is damp owing to the high level of the earth behind. The place is infested with mice. Upstairs one bedroom has a gable window but is damp at the back; the floors are all broken and patched up; one room has a door leading into the neighbouring house.

I recommend the demolition of these three houses on account of their bad position and structure, and the clearance of the site. (Group I.)

Adjacent to the above yard is another, comprising five houses; of these, three are in fair condition, but Nos. 150 and 152, should be dealt with. No. 150, occupied by Mr. Sharman, has three adults and two children. The living-room has a very rough floor. The pantry is ventilated but contains the gas cooker. There is one closet between the two houses. The bedrooms are small and poorly lighted but there is a through current of air.

No. 152, occupied by Mr. Goode, has one male and two females, adults; there are two bedrooms and two living-rooms; one bedroom is almost totally dark owing to the obstruction of the window by a neighbouring wall. The other has only a tiny window.

These two houses are badly placed and should be demolished and cleared. (Group I.)

#### CROXEN'S YARD.

The long row of houses Nos. 2-32, in this yard has through ventilation and good light. Considerable repairs are required to the out-buildings and ventilated pantries and sculleries ought to be provided at the back. (Group IV.)

A most unusual condition exists in the case of a bungalow 42 Croxen's Yard, owned by Mrs. Currant and occupied by Mr. Love. It is back-to-back with another cottage and has insufficient ventilation. I understand that the present tenants look after an elderly lady, and it appears to be undesirable to deal with this house at once

It should, however, be scheduled in Group III. for demolition after the present occupancy.

#### DESBOROUGH URBAN DISTRICT.

|   |     |     |     |     |     |       |
|---|-----|-----|-----|-----|-----|-------|
| Population                                    | ... | ... | ... | ... | ... | 4,407 |
| Total dwellings occupied                      | ... | ... | ... | ... | ... | 1,163 |
| Number of private families therein            | ... | ... | ... | ... | ... | 1,193 |
| Number of houses inspected                    | ... | ... | ... | ... | ... | 48    |
| Number of houses condemned                    | ... | ... | ... | ... | ... | 30    |
| Number of houses scheduled for reconditioning | ... | ... | ... | ... | ... | 8     |

The parish of Desborough was originally under the jurisdiction of the Kettering Rural Sanitary Authority. Up till 1891 it would be no exaggeration to say that there was no sanitary system in the town. The water supply was obviously polluted and epidemics of typhoid fever occurred from time to time. In 1891 a Local Board was created by Order of the Northamptonshire County Council, confirmed by Local Government Order. Under the provisions of the Local Government Act, 1894, an Urban District Council was formed.

The town is lighted by gas supplied by a private company, and electricity is also provided by the Kettering Urban District Council.

Waterworks were established in 1898 at a cost of £16,500 and are the property of the Urban District Council. The supply was augmented in 1912 and the works now include a gathering ground, pumping stations, filtration plant and service reservoir. The water is laid on to the houses in practically the whole town with an average supply of about 16 gallons per head per day which is sufficient for all purposes.



From 1891 onwards a steady improvement was made in the sanitary condition of the area, and at the present time the town is wholly sewered so far as is necessary for effectually draining the district.

The new sewage disposal works were officially opened on September 14th, 1932, and will give efficient service to the town for many years to come.

They consist of a new 18 ins. sewer which discharges into two detritus tanks sloped to a sump at the bottom. A storm water weir is fixed between these tanks and the settling tanks and the storm water from the weir is carried through a 12 ins. overflow to two tanks with a capacity of 17,000 gallons each.

Two settling tanks receive the sewage through a 3 ft. square sump at the bottom, and sludge is drawn off through a pipe by weight of water in the tank. Each tank has a capacity of 25,000 gallons and is fitted with baffle plate.

A concrete channel carries effluent to three dosing chambers and thence to three filters with rotating sprinklers. Each filter is 68 ft. in diameter and the slag is 4 ft. 3ins. deep. The effluent continues from the filters to two humus tanks each of which is fitted with baffle plates.

Sludge is carried from the settling tanks to six sludge lagoons constructed with sub-drainage and dry brick floor. The effluent discharges into the River Ise close by.

House refuse is stored in galvanized bins and is collected weekly by the Council's employees and disposed of by tipping.

The Urban District of Desborough possesses the advantages of a good and sufficient water-supply, and an excellent sewage disposal system. The general sanitary condition of the town reflects great credit on the Medical Officer of Health who has given long and faithful service to the Authority. The dwelling-houses under consideration have, therefore, adequate sanitary facilities, and, in addition, the natural situation of the town affords ready access to sunlight.

There are no slums in Desborough ; the areas described below consist of small blocks of houses which are badly placed in relation to other buildings or show serious defects of structure and repair.

1. BAKER'S ROW : Nos. 91, 93, 95, 97, 99, 101.

The whole of this row is structurally unsound, and the individual houses are in a very poor state of repair. The situation is unhealthy, and no good purpose would be served by reconstruction.

No. 87, in the same yard, is in a tolerably good condition and should be allowed to stand.

I recommend the demolition of the whole row (except No. 87) and clearance of the site. (Group I.)

2. GOLD STREET : Nos. 66, 68, 70 and 72.

This row, which abuts on the street, is in an unsatisfactory condition. No. 72, for example, has a low dark living-room, the ceiling of which is 6 ft. 9 ins. high. Small windows, front and back, afford barely sufficient light and very little air. There is no back door (and, correspondingly, Nos. 66 and 68 have no front door). There is no pantry. The single bedroom is also dark, with a roof only 5 ft. 6 ins. to the springer, and 7 ft. 6 ins. of headroom in the centre. It is lighted by only one small low window 3 ft. 6 ins. by 2 ft. 7 ins.

The other houses are very similar and, in their present condition, are unfit for human habitation.



I recommend the demolition of these houses (Group II.) and if reconstruction is permitted, radical alterations are indispensable. I would emphasise especially the need for

- (a) Sculleries with copper.
- (b) Ventilated pantries.
- (c) Back (or front) doors as the case may be.
- (d) Improved light and ventilation especially to the bedrooms.
- (e) Trenching and cementing of the backs, to make the houses as far as possible damp-proof.
- (f) Re-construction of water-closets.

3. GOLD STREET: Nos. 16, 18, 20 and 22.

These houses, which stand at right angles to the street, occupy an obstructive position. The space for a yard in front is insufficient.

I recommend the demolition of these houses, but, as they are mostly inhabited by old people, I suggest that they should be placed in Group III., and dealt with by closure as circumstances permit.

No. 12, also at right angles to the street, is very small, and in a poor state of repair. No. 14, is in a much better condition and should be retained. I suggest that No. 12, should be scheduled for demolition and placed in Group III.

4. HIGH STREET. Nos. 100 and 102.

No. 100 is a poor little cottage inhabited by one man (who uses the living-room only).

No. 102, has two small living-rooms. It has a lighted pantry, but the window does not open. The ventilation of the bedrooms is very defective, and the two low windows (in front only) are insufficient. I recommend the clearance of these houses (Group I.)

The derelict buildings in this neighbourhood should also receive attention.

5. BUCKWELL STREET. Nos. 37, 39, 41, 43.

Nos. 37 and 39, are very small cottages in a fair condition, but they are only kept in repair by an unreasonable effort on part of their tenants. Each has a small bedroom, and a landing—a living-room and a tiny kitchen.

No. 41, has a tiny living-room and a scullery. These rooms are low and unhealthy. The divided single bedroom is also low and gloomy and there is insufficient light and air.

No. 43, which is a double house, is in a worse condition from every point of view. The rooms are practically derelict, and the floors and general structure are in a hopeless state of dilapidation.

This block of four cottages is badly placed, and injurious to the health of its inhabitants. I recommend its demolition and clearance. (Group I.)

Nos. 8 and 10. These cottages are in a fair state of repair, and are not overcrowded. I suggest that the backs be reconditioned and drained to protect the houses against damp and the entry of water during wet weather. (Group IV.)

6. PADDOCK LANE. Nos. 8, 10, 12, 14 and 16.

This row of houses is very badly placed and forms a congested and unhealthy area. The general structure is very defective and there are none of the conveniences which go to make a reasonable dwelling.

As no repairs or reconstruction would convert these houses into fit dwellings, I recommend their demolition and clearance. (Group I.)

PADDOCK LANE. Nos. 42, 44, 46, 48, 50, 52, 54, 56.

These groups of houses, together with a shop on one side, and the backs of another row of houses, form a rectangular area which appears to me to be congested and unhealthy. The first group (Nos. 42—48) are reasonably well-placed, and require only improvements such as can be provided under Section 17. Nos. 50—56, on the other hand, present a more difficult problem. They are huddled together, abutting on the street, and have very poor, small yards, over crowded with walls and out-buildings.

No. 50, has one small living-room and a scullery ; no “ barn,” no pantry, and generally insufficient room, light and air for domestic life. With only one small bedroom and a room on the landing, it is overcrowded in its occupation by father, mother and three children.

No. 52, is similar, but rather better. There is no overcrowding.

No. 54, is dark and low-lying, with similar accommodation.

No. 56, has the same accommodation, but is structurally in a wretched condition. The roof is very old and badly sagged in the interior. The rain pours in from many gaps. The floor is bad, and indeed both the bedroom floors and the stairs are dangerous.

Considering the houses individually, one might hesitate to recommend anything more radical than structural improvements ; but taking the area as a whole, the congestion, the bad position of the houses, and the narrowness of their yards, together with their structural defects, one feels that the only satisfactory way of dealing with Nos. 50, 52, 54 and 56, is demolition and clearance of the site. (Group I.)

#### FINEDON URBAN DISTRICT.

|   |     |     |     |     |     |       |
|---|-----|-----|-----|-----|-----|-------|
| Population                                    | ... | ... | ... | ... | ... | 4,100 |
| Total dwellings occupied                      | ... | ... | ... | ... | ... | 1,007 |
| Number of private families therein            | ... | ... | ... | ... | ... | 1,058 |
| Number of houses inspected                    | ... | ... | ... | ... | ... | 52    |
| Number of houses condemned                    | ... | ... | ... | ... | ... | 30    |
| Number of houses scheduled for reconditioning | ... | ... | ... | ... | ... | 15    |

The town of Finedon was constituted an Urban District under the provisions of Local Government Act, 1894.

The town is within the limits of supply of electricity by the Wellingborough Electric Supply Company Limited.

The Finedon Gas Company Limited, established in 1867, provide lighting and heating for the whole town.

The Urban District Council provided a public water supply in 1906 at a cost of about £13,000. Water is laid on to the houses and is obtained by pumping from a deep well. The scheme worked satisfactorily for many years, but recently there has been evidence of a growing deficiency in the supply. The Council are at present considering the question of augmenting the supply from other sources.

The whole town is sewered by a partially separate system. In the lower parts of the town there is some evidence of defective sewers and especially in the region of the Brook under which one of the main sewers runs. The sewage farm cannot be considered as entirely satisfactory.

Collection of refuse is undertaken by the Authority and is disposed of by tipping and incineration. Weekly collection is secured by direct labour. Practically the whole town is on the water-carriage system.

Finedon can be divided with some accuracy into two sections :— a series of well constructed streets and houses lying on the higher ground—this includes the excellent housing site at Eastfield Crescent which could be readily extended ; and a low-lying crowded area to the north-west of the Wellingborough—Finedon Road, many gabled and irregular. In this area there are seven groups of houses which deserve special attention from the point of view of clearance or reconstruction. Of these, one group only could be definitely described as a slum, and I recommend its total demolition and clearance. This area consists of a low-lying ill-constructed dismal “ well ” in which there is a serious lack of light and ventilation ; it is bounded on the one side by Temperance Terrace—a row of ten houses with gaunt barrack-like backs overlooking the well which I have described. These houses are poorly constructed and in a bad state of repair. On the other side is Pear Tree Row which is also in very bad condition. I consider that the two groups, together with an unfit house lying between them, should be demolished. and the whole site cleared to give more light, air and space to this part of the town generally, (Group I.)

In Eadie’s Yard two houses appear to me to be unfit for human habitation (Group I) and the remainder require extensive reconditioning, especially improved accommodation for food storage. (Group IV.)

The five houses in Stanton Yard are very badly placed with lack of light and ventilation, and low dark windows. Provision for food storage and the general internal structure is unsatisfactory. The out-buildings are insufficient ; I recommend their demolition. (Group I.)

ALBION YARD, REGENT STREET. This group of houses which are in a very indifferent state of repair should be scheduled for reconditioning. (Group IV.)

BIRDCAGE ROW. This group of five houses is dilapidated ; there is no accommodation for food storage ; the floors are bad and the plaster on the walls, etc. is very defective. While I think it would be preferable to demolish this group, it might be possible to consider their reconstruction to make two cottages of reasonable size. (Group II.)

JOHNSON’S YARD. Consists of seven houses and has several defects of structure and accommodation ; in particular there is insufficient through ventilation owing to the absence of windows at the back, and the pantry accommodation is very poor. I suggest that these houses be reconditioned and put into a good state of repair. (Group IV.)

#### IRTHLINGBOROUGH URBAN DISTRICT.

|   |     |     |     |     |     |       |
|---|-----|-----|-----|-----|-----|-------|
| Population                                    | ... | ... | ... | ... | ... | 4,715 |
| Total dwellings occupied                      | ... | ... | ... | ... | ... | 1,208 |
| Number of private families therein            | ... | ... | ... | ... | ... | 1,236 |
| Number of houses inspected                    | ... | ... | ... | ... | ... | 56    |
| Number of houses condemned                    | ... | ... | ... | ... | ... | 10    |
| Number of houses scheduled for reconditioning | ... | ... | ... | ... | ... | 42    |

By Local Government Order, No. 43,004, which came into operation 1st October, 1901, the parish is governed by an Urban District Council, formed under the provisions of the Local Government Act, 1894.

The town is within the limits of supply of electricity by the Rushden and District Electric Supply Company, Ltd., but there is no general public supply.

The Irthlingborough Gas and Coke Company, Ltd., provide lighting and heating for the whole town.



Water is laid on to the houses and is obtained by pumping from a well. The average supply is 75,000 gallons for domestic purposes, and 25,000 gallons for trade—some 20 gallons per head per day, which is sufficient for all purposes. The water appears to be derived from running sands and is of good quality and abundant in quantity. There is little doubt that it could serve a considerably wider area than its present limits.

The whole town is sewered with a separate system. W.C. sink wastes, factory effluents, etc., pass by gravity to the sewage farm where they reach a storage tank at a low level. From there the sewage is pumped by gas engine and treated by broad irrigation on land.

Collection of refuse is undertaken by the Authority and disposed of by tip and cover. Weekly collection is made by direct labour. Practically the whole town is on the water-carriage system.

The situation of Irthlingborough on the south-eastern slope of a considerable hill greatly enhances the opportunities of access of light and air to houses which might otherwise be considered as rather closely packed together. On the other hand, the steep slopes of some yards expose the surfaces to the action of storms and render drainage difficult.

There are no areas in Irthlingborough which I should describe as slums, and on the whole the structure of the dwelling-houses is good. In two or three areas there is congestion of buildings and as indicated below I consider that some definite action should be taken :—

#### GOSHAM ROW.

Numbers 33, 35, 37, 39, have tiled roofs which are in poor repair, but the general structure is fairly good. On the other side of the yard are four brick built cottages, 25, 27, 29 and 31, the backs of which abut on the churchyard. There is sufficient light and air and I am of opinion that these houses should be scheduled for repairs under Section 17 of the Act. I am glad to observe that No. 33 has recently been greatly improved by a good ventilating window to the pantry, and it would be desirable to carry out similar improvements in the remaining houses of this block. Provision should be made for coal storage outside the houses in all cases. In some instances the bedroom floors are in bad condition, and should be dealt with under the same Section. In Nos. 25 and 31, there is a certain amount of damp at the back owing to the proximity of the churchyard; this could be improved by rendering in cement. Ventilating windows or louvres could be inserted with advantage in the pantries; floors also require repair. The state of the yard, and the out-buildings might be improved at relatively small cost. (Group IV).

#### LIME YARD. (Nos. 3—11.)

Repairs similar to the above are required in some of the houses, No. 3 (Mr. Abbott) particularly is in a very bad state and is grossly overcrowded. There is no window at the back. Nos. 19, 21 and 23 (Owner—Mr. Cross) are fairly sound, but only No. 23 has a ventilated pantry. These cottages should also be dealt with under Section 17. (Group IV.)

#### COLLEGE STREET.

No. 3 in the Yard has recently been reconditioned and is now in a good state, although unfortunately it lies in a congested area; the remaining houses in the yard require minor repairs. (Group IV.)

#### SHELTON'S ROW.

Numbers 2, 4, 6, and 8 face west and the yards and out-houses lie in front; there are upper windows to each house at the back, but the pantries on the lower storeys are unventilated. Ventilating windows or gratings should be inserted; the other houses in this yard also require minor repairs, and the ceilings especially should receive attention. (Group IV.)

## BINGLEY'S YARD, HIGH STREET.

This congested area consists of twelve houses, three fronting the main street, 60, 62, 64, six on the left, 72, 74, 76, 78, 80, 82, at right angles to the main street, and three, 66, 68, 70, on the right of the yard itself obstructing both No. 60 and a row of good houses to the east. I wish to direct attention particularly to Nos. 66, 68 and 70 ; No. 66 is in fair condition and has good windows but seriously obstructs the back of No. 60. Nos. 68 and 70 are structurally defective ; the former has only two rooms and the latter two bedrooms and a living-room. The ceiling of No. 70 is only 6 ft. 4 ins. in height and has poor light and ventilation. All have back windows upstairs, but Nos. 68 and 70 only a tiny pantry window. I consider that this area should be radically dealt with. Nos. 66, 68 and 70 should be scheduled for demolition (Group I.) on account of their bad position. The backs of Nos. 60, 62 and 64 could then be greatly improved. Considerable improvements could be carried out on Nos. 72 and 82. I think probably the simplest method is to deal with Nos. 66, 68 and 70 as clearance area (Group I.) and to schedule the remainder under Section 17 for improvement. (Group IV.)

## BAKER STREET. (Nos. 45, 47, 49 and 51.)

From the structural point of view I consider this to be the poorest group of cottages in the town. In No. 51 for example there is a very small divided upper room ; the roof is bad and the rain comes in and makes everything wet. No. 45 also has a sagging tiled roof. I consider that these houses should be scheduled for demolition (Group I.) and that only an extensive programme of reconstruction should be accepted in lieu of demolition.

## PARK ROAD.

This is the only area in Irthlingborough which approaches to slum environment. The general state of the cottages is poor except for the comparatively new row of well built houses known as Park View. Nos. 23, 25 and 27 are old houses in a state of dilapidation ; their thatched roofs have been replaced by corrugated iron which is by no means rain-proof. The pantries are unventilated, damp and useless. The backs are dilapidated and on account of the proximity of other buildings both in front and behind I consider that they are so badly placed as to require demolition. (Group I.) Nos. 17 and 19 (Hay Lane) are very small and in an indifferent state of repair. With the demolition of Nos. 23, 25 and 27 above referred to, it should be possible to serve notice of repairs on the cottages under consideration and by ventilating the pantries and improving the windows make their condition reasonable. Nos. 11, 13 and 15 which back on the public house are tolerably sound but very small. Ventilation should be improved by notice served under Section 17. Considerable repairs are also necessary in No. 21 (Tenant—Mrs. Ward) especially to the out-buildings. The demolition above referred to should improve this property also very considerably. Minor improvements, (ventilation, etc.) are also required in Nos. 77 and 79. (Group IV.)

The above short notes will perhaps serve to emphasise how important it is to consider groups of houses as a whole rather than individuals. In the two groups of houses, for example, recommended for clearance, the individual structure would not demand such radical measures, but the bad position, obstruction to other buildings, and lack of reasonable access to light and air render imperative, in my opinion, that clearance should be carried out.

## KETTERING URBAN DISTRICT.

|   |     |     |     |     |     |        |
|---|-----|-----|-----|-----|-----|--------|
| Population                                    | ... | ... | ... | ... | ... | 31,220 |
| Total dwellings occupied                      | ... | ... | ... | ... | ... | 7,691  |
| Number of private families therein            | ... | ... | ... | ... | ... | 8,295  |
| Number of houses inspected                    | ... | ... | ... | ... | ... | 162*   |
| Number of houses condemned                    | ... | ... | ... | ... | ... | 158    |
| Number of houses scheduled for reconditioning | ... | ... | ... | ... | ... | 4      |

\* *My inspections amounted to a general review of the areas and houses scheduled as unfit.*



The town adopted the Local Government Act of 1858, March 4th, 1873, but, under the provisions of the Act of 1894 is now governed by an Urban District Council of twenty-five members.

The whole town is supplied with electricity through the works owned by the Kettering Urban District Council.

There is also a private company (Kettering Gas Company) who supply the town with Gas.

Water works were established in 1872, by a company incorporated under The Companies Act, 1862. In 1898 the Urban District Council compulsorily purchased the Waterworks at a cost of about £140,000, the requisite powers being afforded by the Kettering Waterworks Act, 1889.

Water is obtained from storage reservoirs situated in Cransley (160 million gallons) and Thorpe Malsor (130 million gallons), the latter having been completed in 1909. The average supply for domestic purposes is 608,000 gallons and for trade 192,000 gallons—about 27 gallons per head per day, which is sufficient for all purposes.

The whole town is sewered (with the exception of 20-30 houses in the Ise Valley). The system is a separate one and the sewage is conveyed by gravitation (with the exception of Stamford Road, Avondale Road Housing Estates (608 houses) which are pumped by automatic pumps) to detritus and septic tanks, dortmund tank, bacterial filters and humus tanks.

The collection of refuse is undertaken by the Authority and disposed of by controlled tipping and refuse destructor. Weekly collection is made by direct labour. The whole town is on the water-carriage system.

The town of Kettering has the largest population in the administrative County. It is chiefly industrial, and the boot and shoe trade is its mainstay. The housing activities of this authority are fully described in the following report which was kindly supplied to me by Dr. C. B. Hogg, the Medical Officer of Health. In my own inspections of the housing property I was struck by the fact that in Kettering, unlike Wellingborough, the unfit dwellings are scattered and therefore unsuitable for scheduling as clearance areas. The Gas Street district is possibly an exception, but, generally speaking, the Authority has found it preferable to deal with unhealthy houses as units rather than groups. This procedure has certain disadvantages, but on the whole it seems to be more readily applicable to Kettering than to other towns.

#### “ 1. Summary of what has been done since the War.

Since the year 1919, 1,841 houses have been erected in the district as follows :

|   |     |     |       |
|---|-----|-----|-------|
| Number of State-aided houses—                     |     |     |       |
| Erected by K.U.D.C.                               | ... | ... | 1,035 |
| Erected by private enterprise                     | ... | ... | 366   |
| Number of houses erected without State assistance | ... | ... | 440   |
| TOTAL   |     |     | 1,841 |

Despite the provision of the above houses there are still 833 applications on the register for houses.

Since the year 1919, 1,830 houses have been inspected under the Housing Acts, and those properties which it was considered could be made fit have been duly dealt with.

In consequence of the acute shortage of houses for members of the working-class in the early post-war years, little could be done towards the removal of various properties, the use of which for the purposes of human habitation, owing to their dilapidated condition or lack of sanitary amenities, should be discontinued. Nevertheless, 16 houses were demolished between 1919 and 1930.



However, in 1928 an inspection of the unsatisfactory properties was commenced and subsequently visited by the then Streets, Buildings and Sanitary Committee, and as a result a number of houses were recommended for closing orders, which could not be put into immediate effect owing to the shortage of suitable accommodation, and in certain cases the owners were asked not to relet the properties for human habitation in the event of their becoming vacant, and in other instances temporary improvements were recommended to be effected to certain houses, *i.e.*, made weatherproof, until the general situation eased.

Subsequently the families occupying the 16 Hutments in the Rockingham Road Park were transferred to other properties and the hutments demolished.

On the advent of the Housing Act, 1930, a schedule of 136 properties, which it was deemed desirable to consider as being unfit for human habitation having regard to their disrepair or the existence of sanitary defects, or as falling short of the general standard of housing accommodation for the working-class in the district, was prepared. To this list a further 26 houses have been added, making in all a total of 162 houses.

As circumstances permitted, families from these properties were rehoused in various Council properties, and during the last few months 25 houses on the Piper's Hill Estate were allocated to families occupying a number of the individual unfit houses.

## 2. General Review of Present Conditions.

As a result of the action to date, the position of the 162 houses above referred to is indicated by the following summary.

| <i>Houses Demolished.</i>                                  | <i>Total.</i> |
|--|---------------|
| Nos. 6 and 7, Upper Street..                               |               |
| Nos. 55, 56 front and 56 rear, Northail Street.            | 5             |
| <i>Houses converted into business or factory premises.</i> |               |
| Nos. 9, 10, 11 and 12, Dryland Street.                     |               |
| Nos. 3, 4 and 5, Court 2, Montagu Street.                  |               |
| No. 3, Northall Street.                                    | 8             |
| <i>House merged into adjoining dwelling-house.</i>         |               |
| No. 2, Newland Passage.                                    | 1             |
| <i>Houses at present unoccupied.</i>                       |               |
| Nos. 11, 13, 14 and 15, Northall Street.                   |               |
| Nos. 6 and 7, Court 2, Montagu Street.                     |               |
| No. 2, Court 1, Gas Street.                                |               |
| Nos. 2, 3 and 4, Bridewell Lane.                           |               |
| Nos. 1 and 4, Court 7, Gas Street.                         |               |
| Nos. 26a and 29, Wadcroft.                                 |               |
| No. 2, Court 6, Gas Street.                                |               |
| Nos. 43, 44, 45 and 46, Wadcroft.                          |               |
| "Tomlin," "Hill" and "Howlett," Court 4, Montagu Street.   |               |
| 8 houses comprising Court 5, Montagu Street.               |               |
| No. 12, Victoria Street.                                   |               |
| No. 3, Court 1, Montagu Street.                            |               |
| No. 13, Dryland Street.                                    |               |
| Nos. 1, 2, 3 and 4, Bell's Yard.                           |               |
| No. 1a, Richards Leys.                                     |               |
| No. 15, Hazelwood Lane.                                    |               |
| Nos. 3, 4, 5 and 6, Job's Yard.                            |               |
| Nos. 1 and 2, Beaconsfield Place, Northall Street.         | 45            |
|  | <hr/>         |
|  | 59            |
|  | <hr/>         |

3. **Brief Description of Chief Classes of Defects.**

The defects found in these properties are general dilapidations (*i.e.*, defective walls, external and internal, defective roofs, rainwater gutters and yard pavings, decaying woodwork, defective floors, fixtures, etc.). Defective drainage. Houses without sinks and no suitable means of food storage. Dampness due to absence of damp-proof courses and in certain cases floors below ground level. Insufficient means of ventilation and light to certain rooms. Insufficient sanitary accommodation. Water supply not readily accessible (*e.g.*, one tap standard in yard for the use of eight houses).

4. **Measures being taken to clear unhealthy dwellings.**

A block of eight houses is at present under construction for the rehousing of certain of the families occupying the above houses.

The question of provision of houses for aged persons and others occupying unfit dwellings is at present under the Council's consideration.

*Schedule.*

|          |     |    |           |     |   |
|----------|-----|----|-----------|-----|---|
| Group I  | ... | 73 | Group III | ... | 6 |
| Group II | ... | 79 | Group IV  | ... | 4 |

It is pleasing to record the fact that the greater majority of the tenants, who have so far been displaced, have not only responded to but appreciate the improved conditions under which they now reside. Although in certain cases the rents now paid are in excess of what the occupiers have been previously accustomed to pay, no case has yet been brought to my notice that indicates any deterioration of the physical condition of the occupants through paying such increased rent."

OUNDLE URBAN DISTRICT.

|   |     |     |     |     |     |       |
|---|-----|-----|-----|-----|-----|-------|
| Population                                    | ... | ... | ... | ... | ... | 2,001 |
| Total dwellings occupied                      | ... | ... | ... | ... | ... | 528   |
| Number of private families therein            | ... | ... | ... | ... | ... | 530   |
| Number of houses inspected                    | ... | ... | ... | ... | ... | 45    |
| Number of houses condemned                    | ... | ... | ... | ... | ... | 9     |
| Number of houses scheduled for reconditioning | ... | ... | ... | ... | ... | 24    |

The town of Oundle, which was previously governed by a Board of Improvement Commissioners, was formed into an Urban District under the provisions of the Local Government Act, 1894.

The Oundle Gas Light and Coke Company provide lighting and heating for the whole area, and the town is also within the limits of electrical supply of the Rushden and District Company.

The water-works were completed in 1890 at a cost of about £10,000, and are the property of the council ; an average supply of about 90,000 gallons is obtained by pumping from a well in the Nene Valley.

Almost the whole of the town is sewered—on a partially separate system. The sewage is conveyed by pumping and gravitation to settling tanks, and then treated on land by broad irrigation.

Bi-weekly collection of refuse is undertaken by the Authority, by direct labour. The refuse is disposed of by tipping and incineration.

Oundle is an old market town, beautifully situated on a sweeping curve of the river Nene. It is more akin to Brackley and Higham Ferrers than to the Urban Districts. Its buildings, public and private alike, have all the quiet dignity and charm of an older world. Although many of the old houses and cottages do not comply with modern standards of housing, the hand of the destroyer must deal gently with them. *Il faut souffrir pour être belle.*

There are no unhealthy areas in the town, but a good many of the properties would benefit by reconditioning to provide more conveniences and improved lighting and ventilation.

Below the Anchor Inn (Nos. 1, 3, 5 and 7 East Road), are four cottages with tiled roofs (Tenants : Pridmore, Coleman and Upex : No. 7 is empty). The ceilings are low and the floors are 18 ins. below ground level. The cottages are very small, but upstairs a partition forms two tiny bedrooms. Downstairs is one living-room and a scullery. The back-yards are crowded with dilapidated outhouses. This group should be scheduled for demolition or reconstruction. (Group II.)

No. 16. (Owner—Mr. S. A. Afford) is hemmed in by other buildings, and reconstruction could not provide enough light and air. It is inhabited by two very old people and should therefore be scheduled in Group III.

No. 12. (Tenant—Mr. Hooton) is a house of good structure, with two bedrooms and two living-rooms. There is through ventilation, but the position relative to No. 11, affords insufficient space, light and air for two houses. No. 12 should be demolished and cleared. (Group I.)

Nos. 5 and 6. (Owner—The Misses Hames) lie behind Nos. 7 and 8, but there appears to be adequate light and ventilation. No. 6 is unoccupied.

PRENTICE'S YARD (off the Market Place). The three houses in this yard form a congested area hemmed in by a workshop on the one side and a private residence on the other. No. 1, occupied by M. Burrows, has little enough space, but Nos. 2 and 3, which are empty, are closed in on all sides. Unless better means of light and ventilation can be found, these houses should be demolished or not used again for human habitation. (Group II.)

#### WEST STREET.

VICTORIA YARD. Nos. 1, 2, 3 and 4 have two bedrooms, one livingroom, and a scullery. There is no through ventilation, and the backs are too close to the houses in Inkerman's Yard to provide enough space. Nos. 5, 6 and 7 are better ventilated. No. 8, on the right, is empty and derelict.

Nos. 3 and 5 are occupied by the same family (Mrs. C. W. Rawson), and the other tenants are (1) Mears, (2) Butt, (4) R. Jacobs, (6) Miss Jacobs and (7) G. Baxter.

These houses should be reconstructed to form four good dwellings, or perhaps demolition would be the best course to adopt. (Group II.)

In INKERMANS' YARD there are twenty cottages, but only eleven are occupied. The empty houses are not in a very bad state of repair and could be reconditioned. (Group IV.) It might perhaps be desirable to deal with these two yards as an improvement area, and set out a scheme for general betterment.

#### DENFORD YARD.

Nos. 4 and 5, occupy a three-storey building with one room on each floor. Although there is no through ventilation, the windows are of reasonable size. The structure is sound. An unoccupied cottage in Stokes' Yard which backs on the houses of this yard should be demolished and cleared. (Group I.)

#### DRUMMING-WELL YARD.

The six cottages in this yard are each made up of two original dwellings. Nos. 4, 5 and 6 have two bedrooms and two living-rooms. The ceilings are low and there is no through ventilation. The structure is fairly sound, but the floors lie below ground level. In Nos. 1, 2 and 3 similar defects are present. These three cottages back on the yard of the Talbot Hotel. All six cottages should be scheduled for reconditioning, providing especially for better ventilation and more domestic conveniences. (Group IV.)

No. 4. TURNER'S YARD is a part of the above yard. Its thatched roof requires urgent repair; the ceilings are low, and there is no through ventilation. (for reconditioning—Group IV.)



Nos. 2 and 3, TURNER'S YARD have low ceilings and very poor thatched roofs. They should be thoroughly reconditioned. (Group IV.)

#### BENEFIELD ROAD.

No. 41, originally two houses, is built of stone and slate. There is no through ventilation, but the windows are of fair size.

Nos. 37 and 39 have each one bedroom and one living-room. The roof is low and there is no through ventilation. These houses should be reconditioned to provide better ventilation and general improvements. (Group IV.)

#### RAUNDS URBAN DISTRICT.

|   |     |     |     |     |     |       |
|---|-----|-----|-----|-----|-----|-------|
| Population                                    | ... | ... | ... | ... | ... | 3,683 |
| Total dwellings occupied                      | ... | ... | ... | ... | ... | 985   |
| Number of private families therein            | ... | ... | ... | ... | ... | 997   |
| Number of houses inspected                    | ... | ... | ... | ... | ... | 85    |
| Number of houses condemned                    | ... | ... | ... | ... | ... | 40    |
| Number of houses scheduled for reconditioning | ... | ... | ... | ... | ... | 32    |

In 1897 Raunds was formed into an Urban District under the provisions of the Local Government Act, 1894.

The town is within the area of supply of the Rushden Electric Supply Company and practically the whole town is served. Gas is made available by the Raunds Gaslight and Coke Company, Ltd.

Water is obtained by pumping from four surface wells, and is laid on to the houses.

The town is sewered by a partially separate system, and conveyed by gravitation to settling tanks and subsequently treated by broad irrigation. The sewage works, completed in 1896, now provide settling tanks, two filters, and humus tanks.

Collection of refuse is undertaken by the Authority and is disposed of by tipping. The collection is made twice weekly.

The parish of Raunds has a wide acreage, and there is relatively little congestion of buildings in the town. Nevertheless there are a few compact groups of houses which are structurally so unsound that demolition appears to be the only remedy.

It happens that some of the most defective dwellings, from the structural point of view, are so situated as to provide abundant access of light and air. Special attention may be drawn to the following :—

##### 1. FROG ISLAND.

This isolated group of three old cottages might possibly have been reconstructed to make two good houses, if their present state were less insanitary.

No. 12, with one attic, a bedroom and a landing, and a living-room, accommodates father, mother and five children. The small back kitchen is used as a workroom. The living-room is low and airless, and the landing-room ceiling is only 5 ft. 11 ins. in height. The bedroom is higher—chiefly on account of the sagging floor. The attic is intolerably hot in Summer, and its roof leaks ; it has only one window. The three handflushed closets are in a lean-to shed at the back of the houses, and the smell from them makes it impossible to open the bedroom back window at night.

The condition of No. 14 is similar, but No. 16 is more grossly overcrowded—Father, mother, boys of 20 and 14, and girls of 18, 17, 13 and 9.

The imagination recoils at the conditions under which this family has to sleep : the father, mother and the youngest girl on the back " landing," and in the small front bedroom two adult boys and three adult girls. Even the partition which divides the rooms is broken and serves no useful purpose. The back of this house is very damp. The stairs are steep and dangerous.

I recommend that these houses be scheduled for demolition. (Group I.)

## 2. NEWTOWN ROAD.

This group consists of three separate narrow houses at the entrance to the yard, and a row of ten houses forming one side of the yard proper. The ground slopes fairly steeply and the entrance to the yard must be a torrent in wet weather. There are only two poor wash-houses for the group ; one closet between two houses ; and two water-taps for the whole.

In external structure the row is reasonably sound, but extensive reconditioning would be required to make the houses tenantable. Individual houses vary in condition according to the date of the last tenancy—when they were put in some sort of order but the faults in general are similar—dampness, decaying woodwork, unventilated pantries, defective window frames, bad plaster on walls and ceilings. In short, these houses are unfit for habitation in their present condition and should be either demolished or reconstructed. (Group II.)

## 3. LITCHFIELD'S YARD.

This row of dilapidated thatch-roofed cottages stands in a very bad position behind other dwellings, and affords insufficient access to light and air. The six cottages differ in certain details, but are similar in essential faults. The pantries are unventilated. The bedrooms are small and dark, with low windows and uneven floors. There is no back window.

These houses should be demolished and the site cleared ; no other buildings should be erected in this bad position. (Group I.)

## 4. WESTBOURNE GROVE.

This is a rather badly arranged double row of twelve houses separated by a steep and badly paved yard. The even numbers on the left are in quite good condition and provide through ventilation and plenty of sunlight and fresh air. The odd numbers on the right are also fairly well constructed but unfortunately have cellars underneath the living-room ; it appeared to me that the floors over these cellars were springy and unsafe, especially as there is a certain amount of dampness owing to the high level of the earth behind.

I recommend that these houses be structurally examined and reconditioned where necessary. (Group IV.)

TITTY-HO consists of scattered groups of cottages near the Stanwick end of Raunds.

In Nos. 4, 6, 8 and 10, the ground lies high behind and there is a certain amount of damp in the kitchen.

No. 4, which has only a partitioned bedroom, is occupied by father, mother, one adult son and two boys at school ; there is very little room at the back.

These houses should be scheduled for reconditioning and general improvements. (Group IV.)

No. 9, is closed and ruinous and should not be inhabited.

Nos. 5 and 7, have two bedrooms and two living-rooms ; although old cottages and rather small they are interesting examples of how fresh and pleasant a little cottage may be when good windows and through ventilation are provided.

## GROVE STREET.

A Yard on the left, owned by Miss Streather. The three houses comprising this row back on a farmyard.

No. 1, occupied by Mrs. Barker, has two bedrooms and two living-rooms ; the house is damp in the back and side walls, and the quarried floors are also wet in bad weather. The two small living-rooms are without through ventilation ; the bedroom windows are too small to provide sufficient light and ventilation.

No. 3, (Mrs. Beach) and No. 5, (Mr. Cropp) are similar ; the yard is very badly paved and requires re-facing.

Nos. 4 and 6, which are detached from this row have better light and ventilation.

I recommend the reconditioning of Nos. 1, 3 and 5, to provide better light, ventilation, and more domestic conveniences. (Group IV.)

#### THORPE STREET.

No. 36 has two bedrooms and two living-rooms to accommodate father, mother and five children ; the living-rooms, one of which has a back door, are dark ; the bedrooms are both in a very bad state of repair. The roof leaks and the walls are crumbling everywhere ; there is through ventilation in one bedroom but both have insufficient light and air.

I recommend that this house be either demolished or completely reconstructed. (Group II.)

No. 38a, has two bedrooms, one living-room, a landing, and a kitchen ; the closet and the yard are in need of repair. This is almost a back-to-back house with only gable and back windows ; it is sufficient, however, for its present tenant, but should not be re-let without careful scrutiny. (Group III.)

No. 40, immediately in front of 38a, has two bedrooms and one living-room ; the latter is very small and there is no through ventilation in the bedrooms.

It seems desirable ultimately to reconstruct these two houses—38a and 40—to make one satisfactory house. (Group II.)

Nos. 44b and c, also require reconditioning. (Group IV.)

#### HILL STREET.

No. 35, is a badly placed house as the street level is up to the first storey at the back ; it has two bedrooms and two living-rooms ; the former are clean and have through ventilation, but unfortunately they are said to be infested by vermin. For reconditioning. (Group IV.)

#### MARSHALL'S ROAD.

A group of four cottages lying in front of Litchfield's Yard—Nos. 3, 5, 7 and 9.

No. 3, at the right hand end is occupied by an elderly lady and her daughter ; it has one small bedroom and a living-room, and is aptly known as the ' Little Hutch'.

No. 5, occupied by Mrs. Coles (father, mother and 6 children) has one bedroom and one living-room and is grossly overcrowded.

No. 7, occupied by Mrs. Davis, has one poor ill-ventilated bedroom and a landing united by stairs on which it is hardly safe to tread ; this bedroom has to accommodate father, mother and three children, including an adult girl.

No. 9, occupied by Mrs. Spencer, is slightly larger ; it has two bedrooms and two small living-rooms, to accommodate a mother, two adult sons and two adult daughters ; this house is in very bad structural condition and is obviously overcrowded. The bedrooms are practically entirely occupied by beds.

It is unnecessary to describe these four cottages in detail ; they are so badly arranged as to be injurious to health, and there is no through ventilation. Broken ceilings, decayed floors and stairs and general dilapidation are to be found throughout.

I have no hesitation in recommending these cottages for demolition and clearance. (Group I.)



#### WORKHOUSE YARD.

The six houses in this yard, numbered 62, 64, 66, 68, 70 and 72 form a row of badly placed unhealthy dwellings. The street lies high behind making the living-rooms dark and gloomy. Each house has two bedrooms and a living-room—all insufficiently ventilated. The internal structure is in very bad condition.

On account of their bad position and defective structure these houses should be demolished and the site cleared. (Group I.)

#### WOODRUFF'S YARD.

The three houses forming this row back on Workhouse Yard and are very badly placed for sunlight and fresh air. They are infested with rats and other vermin. Each has a bedroom, a landing, and a living-room. The living-room is low and small, and its brick floor is all broken and uneven. The stairs are so dilapidated as to be unsafe. The bedrooms have been seriously neglected, and the lath and straw of their walls is exposed in many places. Their floors are decayed, and the beds have to be mounted on extra boards to prevent them from protruding into the living-room. There are no pantries. One broken-down wash-house and one w.c. has to serve for the three houses.

These three houses (Occupiers—Cuthberts, Bland, and Richardson) are utterly unfit for habitation. They should be demolished and the site cleared. (Group I.)

#### “ ROTTEN ROW.”

This narrow lane is backed on the lower side by a number of badly-placed houses, notably those of Workhouse Yard. Nos. 7 and 9, occupied by Mrs. Hardwick and Mrs. Harrison, require extensive repairs, especially to gutters and stack-pipes. There is a very dangerous well in the yard, covered only by two strips of wood which are kept in place by a stone. (Group IV.)

Nos. 1 and 3, are in fairly good internal repair but the yard is very narrow and this triangular area should be dealt with on account of the congestion of buildings. No. 44, High Street, overlooking the same area, has also insufficient space behind. This house looks well from the outside, but internal reconditioning is required, repairs to floors, windows, etc. (Group IV.)

#### MIDLAND ROAD.

Nos. 16 and 18, stand in an unhealthy position, with insufficient light and ventilation. No. 16, has a bedroom and a living-room. The floor is below ground level on one side, and the front door opens on a tiny passage which has to serve for pantry, kitchen and scullery. When the gas cooker is in use, this passage quickly becomes unbearably hot. The ground floor is mouldy with damp. The walls are broken and crumbling, and there are no domestic conveniences.

No. 18, is a little larger, with two bedrooms and two living-rooms. Of the latter, one is very low, dark and narrow with a broken ceiling, and the other shows signs of serious dampness. There is no pantry. Upstairs, the ceiling is in holes, and rain comes in at many points. The ventilation is quite insufficient.

I recommend the demolition and clearance of these houses. (Group I.)

There are other poor properties in the same area, such as 28 and 30 ; they are not so badly placed, however, and perhaps reconditioning would be sufficient. (Group IV.)

## ROTHWELL URBAN DISTRICT.

|   |     |     |     |     |     |       |
|---|-----|-----|-----|-----|-----|-------|
| Population                                    | ... | ... | ... | ... | ... | 4,516 |
| Total dwellings occupied                      | ... | ... | ... | ... | ... | 1,222 |
| Number of private families therein            | ... | ... | ... | ... | ... | 1,253 |
| Number of houses inspected                    | ... | ... | ... | ... | ... | 70    |
| Number of houses condemned                    | ... | ... | ... | ... | ... | 32    |
| Number of houses scheduled for reconditioning | ... | ... | ... | ... | ... | 28    |

A Local Board was established for the government of the town in 1891, and the area was formed into an Urban District under the Local Government Act of 1894.

Rothwell is supplied with electricity by the Kettering Urban District Council, and with gas by the Rothwell Urban District Council. The gas undertaking was purchased from a private company in 1899.

Water is laid on to the houses within the town area ; it is obtained by gravitation to collecting tanks and is then pumped to a service reservoir.

The town proper is wholly sewered, and the sewage is conveyed by gravity to an excellent modern sewage disposal works, constructed on the same principle as that of Desborough.

Weekly collection of refuse is made by direct labour. Refuse collection is undertaken by the Authority and the material is disposed of by tipping.

Rothwell has won for itself the advantages of a good water supply and an excellent system of sewage disposal. The situation of the town is good and the great majority of its streets have adequate space and sufficient sunlight and fresh air. The task which lies before the authority is to clear the town of a small number of fairly well defined unhealthy areas and to further the development of the well directed housing schemes which are now being undertaken.

The following areas are receiving the special consideration of the authority.

## WALES STREET.

In this street there is a very irregular group of houses and the authority has already undertaken measures of improvement. Nos. 23, 25, 34 and 36 have been dismantled and will shortly be demolished and cleared. Nos. 3—8 form a rather congested area which should be dealt with. No. 3, occupied by Mrs. Bland, has two bedrooms, a living-room and a small scullery. The living-room faces the front, and the front bedroom has also a good window facing the street. The general state of repair of the house is unsatisfactory. There is no pantry and the back window is small and dark. No. 5, occupied by Mr. Fred Lyman, has only one bedroom and a living-room. The bedroom has a fairly good window, but is in a closed in position and the air is stagnant. The living-room window does not open. There is no pantry and no copper. These two houses are not reasonably habitable in their present condition and I think it might be desirable to combine them and thereby make one house of good dimensions and provided with reasonable domestic amenities. (Group II.)

Nos. 6, 7 and 8, are in a better state, and only comparatively minor repairs and improvements are required. (Group IV.)

No. 22, is a thatch cottage with two bedrooms, a living-room and a small scullery, occupied by Mrs. Austin. The ground level is high at the back and only a small side window can be opened. The floor is rough and uneven and the ceiling is a bare 6 ft. high. The pantry is dark and unventilated. The bedroom has windows on each side only one of which opens. The bedroom floor is badly broken. The other bedroom is undecorated and the attic is unusable. This house ought to be reconditioned to provide sound, well lighted and well ventilated bedrooms, and improvements to the living-room and pantry. (Group IV.)

No. 24, occupied by Mr. Bell, has two bedrooms and a living-room. The living-room is rather low and dark (6 ft. 6 ins. high) but has a back door and a little scullery ; the pantry is lighted and ventilated. The two bedrooms have fair light and ventilation. This house requires to be repaired and improved. (Group IV.)



No. 26, (Tenant—Mr. Arthur Woods) has a bedroom and a landing, and one living-room ; the ceiling of the latter is 7 ft. high and there are two doors and two windows ; the back landing-room has very little head room at the eaves owing to the low thatched roof. The ceiling has been replastered but is sagging, and the floors are springy.

This house ought to be reconditioned and repaired. (Group IV.)

No. 32, (Tenant—Mr. Frederick Loke) has also a thatched roof and contains two bedrooms and a living-room. The living-room is below ground level but has a fairly high ceiling. There are windows on two sides, one of which opens. The pantry on the stair passage is unventilated. Upstairs there is a window at the stair-head and the ventilation is fairly good. This house should be reconditioned to provide better pantry and conveniences, also general repairs. (Group IV.)

No. 28 and 29 is a double house in fairly good condition.

No. 30, is an old thatch cottage occupied by Mr. Henry Berridge who lives alone ; it has two bedrooms and a living-room, but the tenant lives on the ground floor and does not use the bedrooms. Almost the only thing to be said in favour of the house is the condition of the thatch roof. The bedrooms are completely dilapidated and used only for lumber. This house should be demolished and cleared at the end of the present tenancy. (Group III.)

No. 29, occupied by Mrs. Lyman, has two bedrooms and two living-rooms ; it is in very bad condition and has, I understand, been scheduled for demolition. (Group I.)

Further on, on the left of the street, is a bungalow made and owned and occupied by Mr. D. Letts out of an old cottage ; it has two rooms and a lean-to scullery, with a temporary roof. There is a kind of " barn " within the shell of the demolished neighbouring house. This house, although sufficient for its present tenants, cannot be considered as a satisfactory dwelling ; it ought to be closed and demolished at the termination of its present occupancy. (Group III.)

Next door to the bungalow is a cottage owned by Mr. H. Gamble and occupied by Mrs. Parker. It has a very small living-room but a fair sized sitting-room with cross ventilation ; the pantry is lighted and ventilated ; the two bedrooms are rather dark with a single low window to each. This house requires reconditioning to provide better bedroom accommodation.

Nos. 58 and 60 are in pretty good structural condition. The pantries are ventilated, but the house would be considerably improved by the insertion of bedroom windows at the back. (Group IV.)

#### THE SQUARE, WALES STREET.

This is a somewhat congested area containing three blocks of houses forming the three sides of the square which faces the road ; the centre of the square is occupied by a small garden.

No. 2 has two bedrooms, a living-room and a scullery, which have to accommodate father, mother, five children and an adult lodger ; it is, therefore, grossly overcrowded. The bedrooms are really a single room divided by a thin partition ; the ceiling leaks, the floors are in very bad condition and the paper is hanging off the walls from damp ; the stairs also are bad. The front bedroom is not much better ; it has one window and a very decayed floor. I hold no brief for the tenant of this house, but in spite of that reservation I consider the house to be unfit for habitation.

No. 3, (Mrs. Owens) is also overcrowded with father, mother, and four children. It has two bedrooms, a living-room and a scullery ; the roof is unsound and the walls are damp ; there is no pantry.

No. 1, is similar but in rather better condition.

I recommend that these houses be either thoroughly reconditioned from foundations to roofs, or demolished ; I think demolition would be the better course to adopt. (Group II.)

The second row of houses, Nos. 4-7, is in considerably better state ; the rooms are brighter. No. 4, (Mr. G. H. Sandy—occupier) which has two bedrooms, a living-room and a scullery, has no through ventilation, and the ground lies high at the rear causing dampness. The



bedrooms are separate from the landing at this house, but not in Nos. 5, 6 and 7. The ground at the back of this house should be excavated and drained, and better domestic conveniences should be provided. Minor repairs are also required. (Group IV.)

The block on the left contains five houses, Nos. 8 to 12. No. 10, which is a fair sample, is occupied by Mrs. Dunn (father, mother, and two children) ; it has a bedroom, a landing, a living-room and scullery. The living-room is rather dark and small and the ground lies high behind ; there is no pantry. The bedrooms are in fair condition. Repairs and improvements are required. (Group IV.)

#### GAS STREET.

This unhealthy area consists of three rows of houses more or less in line. The row nearest the Gas Works, Nos. 24 to 36, is badly placed and obstructed as regards light and ventilation by the narrowness of the street ; the living-rooms are dismal and low and the floors in poor condition. The bedrooms are in a very bad state of repair ; there is gross overcrowding in No. 34. The conditions under which the tenant and her children live are very bad indeed, and it must be said for her that she is clean.

I recommend the demolition and clearance of the whole of this row of houses. (Group I.)

Nos. 16, 18, 20 and 22, are better, and should, in my opinion, be retained. One of these has recently been reconditioned and the others require only comparatively minor alterations and improvements. (Group IV.)

The remaining block of houses obstructs the four houses referred to immediately above. They are in a bad state of repair and ought to be demolished and cleared. (Nos. 10, 12 and 14.) (Group I.)

#### WELL LANE.

At the end of a block of good houses stands a badly constructed little cottage (No. 56) occupied by Mr. J. T. Pollard. This has a low dark living-room and an unventilated pantry. The tiny scullery lies below street level ; there is one dismal bedroom with small windows at the front and gable end. There are no out-buildings or other conveniences whatever. This house ought to be demolished at the end of the present tenancy. (Group III.)

Nos. 73, 74 and 75, are in fairly good condition but badly ventilated ; they should be provided with windows at the back to allow a fresh current of air. (Group IV.)

No. 33, Well Lane, is empty and is, I understand, already scheduled for demolition. (Group I.)

Nos. 14, 15 and 16, Well Lane, stand at right angles to the street ; they are well constructed brick houses. Unfortunately they have no back windows and the top house, No. 14, must be extremely dark under ordinary weather conditions. There are two bedrooms and two living-rooms. The pantries are unventilated, but otherwise there is some circulation of air.

I consider that these houses are obstructive and badly placed, and a strong effort should be made to secure better light and ventilation ; if this cannot be provided there might ultimately be no option but to demolish the houses as obstructive. (Group II.)

No. 45, has one bedroom and a living-room ; it has a bad position and has no ventilation at the back. Its internal decoration is very good indeed and it is sufficient for its present tenants, husband and wife only ; in spite of this I consider that the house should be scheduled for closure as a separate house at the end of the present tenancy. (Group III.)

#### CASTLE HILL. (THE YARD.)

The houses in this yard are in a much better state of repair. The living-room is unfortunately low and ill-lighted and has a rough floor ; the earth lies high behind ; the pantry is ventilated. The bedrooms are satisfactory.

Minor improvements are required for these houses. (Group IV.)

## RUSHDEN URBAN DISTRICT.

|   |     |     |     |     |     |        |
|---|-----|-----|-----|-----|-----|--------|
| Population                                    | ... | ... | ... | ... | ... | 14,248 |
| Total dwellings occupied                      | ... | ... | ... | ... | ... | 3,617  |
| Number of private families therein            | ... | ... | ... | ... | ... | 3,954  |
| Number of houses inspected                    | ... | ... | ... | ... | ... | 124    |
| Number of houses condemned                    | ... | ... | ... | ... | ... | 35     |
| Number of houses scheduled for reconditioning | ... | ... | ... | ... | ... | 59     |

The town of Rushden was governed by a local Board of Health from 1891 until its establishment as an Urban District under the Local Government Act of 1894.

The town is supplied with electricity by the Rushden Electric Supply Company, Ltd., and gas is provided by the Rushden and Higham Ferrers Gas Company which was formed in 1864.

The sources of water-supply are an upland surface water reservoir in the Sywell district, and some wells in the parish of Wymington. The Higham Ferrers and Rushden Water Board serve Rushden and a considerable area in the neighbourhood.

Nearly the whole town is sewered—by a partially separate system—and the sewage is conveyed by gravitation to a modern system of disposal through settling tanks and bacterial filters.

Collection of refuse is undertaken by the authority and is made weekly by direct labour. The refuse is disposed of by controlled tipping.

The Urban District of Rushden has a great many serviceable houses of no great age, and the dwellings which are unfit for habitation are nearly all grouped in well-defined areas. The evidence which I have collected during my survey of the districts around Rushden points strongly to the conclusion that there is a very serious shortage in the town of houses within the rental capacity of people who are employed there. This evidence is supported by the overcrowding which exists in Rushden itself. There is no doubt in my mind that the provision of houses suitable for working people would very considerably increase the population of Rushden, and at the same time benefit the inhabitants of the surrounding villages by relieving congestion and reducing the abnormally high rents which are now being paid for bad property.

The immediate problem with which this report is concerned, however, is not the provision of houses, but the clearance of unhealthy areas and the prevention of decay of property.

## ALBION PLACE.

This is a congested and unhealthy area comprising Nos. 1, 3, 5, 9, 11, 13, and 15, Albion Place, and No. 77 High St. South.

No. 1, has one bedroom and one living-room, and serves for a father, mother and one child. The living-room is small, low and gloomy, and has no conveniences. There is neither pantry nor wash-house. The bedroom is a miserable place with dilapidated floor, walls and ceiling. The landing is practically unlighted, as the stair window is below its floor level.

No. 3, is in no better condition, and I am grieved to see that a futile attempt is being made to redecorate it. The living-room is hopelessly dismal; the stairs are broken and dangerous even when repaired. The larger bedroom is incapable of being made habitable, and the smaller one, only four feet wide and barely six feet high, is a mere cupboard.

No. 5, also has a living-room below ground level and is shockingly overcrowded. It contains father, mother, four boys of 21, 17, 12 and 6 years, and a baby girl of 18 months. The bedroom is in a dreadful condition, practically unventilated, dark, with decayed floors and broken walls.



These houses are badly placed and structurally unsound. I consider them absolutely unfit for human habitation, and recommend their demolition and the clearance of the site. (Group I.)

The remaining houses of this group are no less unhealthy and badly placed.

No. 13, has a dark living-room, and no through ventilation to the dismal bedrooms. There is no pantry, no wash-house and a total lack of conveniences.

No. 15, which is overcrowded, has two bedrooms and a living-room. The latter is very low and dark (6 ft. 2 ins.) with a dark coal-hole leading from it, where there might have been a pantry. The partitioned bedroom is low and dark, and one small window has to serve for both compartments. The floors are bad, and the ceilings bulging. The father, mother and four girls (25, 16, 13 and 11 years) sleep upstairs, and the grandfather sleeps in the living-room.

These houses—Nos. 9, 11, 13 and 15 should be demolished and the site cleared. (Group I.)

#### HIGH STREET SOUTH.

No. 77 should be demolished and cleared. I strongly recommend that the whole group be scheduled as a Clearance Area and dealt with *en bloc*. (Group I.)

No. 56 is an old thatched house. It has two damp living-rooms and a tiny scullery with a good gable window. The bedroom windows are almost on floor level, and both rooms are unfit for habitation. I recommend the demolition of this house. (Group I.)

No. 102. This cottage, which 'goes through' to the front, has two bedrooms and a landing, and two living-rooms. The latter are of fair size, but are said to be infested with beetles. The stairs are defective. Two bedrooms are of reasonable size, but the floors are springy and the ceilings badly cracked. The third bedroom is fit only for lumber.

This house should either be thoroughly reconstructed or demolished. (Group II.)

No. 104, which has three bedrooms and two living-rooms, is similar, but its internal walls are in rather better repair. It should be scheduled for reconditioning. (Group IV.)

No. 90, has three bedrooms and two living-rooms. There are no back premises and no land except a minute space in front. The living-rooms are of fair size but there is no pantry. The bedrooms are roomy. It should be scheduled for reconditioning. (Group IV.)

No. 92, has two bedrooms and a living-room.

No. 94, has a bedroom, a landing, and a living-room. There is through ventilation in the bedroom and landing, but the windows are small. The pantry has a tiny ventilating window.

No. 96, which is in excellent condition, has one dilapidated bedroom and is giving way at the gable end.

These houses should be reconditioned. (Group IV.)

No. 83, is badly placed against a factory, and noise and vibration interfere with domestic comfort. The house incidentally is in an indifferent state of repair, and, if it is considered on general grounds fit for habitation, it should be reconditioned. (Group IV.)

Nos. 28 and 30 on the left are occupied by single tenants. They are badly placed and obstructive. The tiny pantry is lighted but unventilated. The rooms are small and have insufficient light and air.

Although these houses may be sufficient for their present occupants, I consider them quite unsuitable for general habitation. I recommend their closure at the conclusion of the present occupancy. (Group III.)

On the right of the same yard, and badly obstructed by Phipps' Yard are three cottages (32, 34, 36).



No. 32, has a small bedroom and a still smaller back room, and is occupied by father, mother, an adult daughter, and two sons (one adult). The father and mother sleep in the front room—which is generally dilapidated ; and the girl on a narrow single bed in the back room ; the two boys have to sleep on the floor in the same room as their sister—dimensions about 8 ft. square.

No. 34, is similar, but double-fronted.

No. 36, has an attic, a bedroom and a living-room.

These three houses are so badly placed that there is insufficient light and air, and no reconditioning would remedy their essential faults. I recommend demolition and clearance. (Group I.)

No. 7 High Street, has an entry from a passage. The living-room is rather dark but has through lighting. The stairs are almost totally dark. One bedroom has fair light and ventilation, but the other, which is very small and narrow, has only one window which cannot give a current of air.

I recommend that this house be either closed, or reconstructed to provide better light and ventilation, and more conveniences. Improvements to the yard are also urgently necessary. (Group II.)

Nos. 3 and 5 open at the back to a narrow covered passage, and the back bedroom window is a bare three feet away from a high blank wall (part of the Wheatsheaf).

No. 9, is practically back to back with No. 7, and overlooks the yard.

These four houses are, in my opinion, unfit for habitation in their present state. By combining Nos. 3 and 5 and providing better light and ventilation, and by joining 7 and 9, it might be possible to produce two reasonable cottages. I recommend their demolition or reconstruction. (Group II.)

No. 11 and 13, at the back of the yard would be greatly improved by the provision of better windows. (Group IV.)

#### FACTORY PLACE.

The six houses comprising this group have through ventilation in the bedrooms, and lofty ceilings. They require the provision of more domestic amenities—pantries and sinks, and some need more extensive reconditioning. (No. 3). (Group IV.)

#### LITTLE STREET.

Nos. 12, 14, 16, which form a block at the back of the yard, are in a hopeless state of dilapidation. No. 14 is already derelict. The position is unhealthy and the houses are damp and have no back ventilation. There are no conveniences.

Nos. 20, 22, 24 and 26, on the right of the yard, have utterly insufficient space, light and ventilation. The rooms are damp and airless, the floors bad, and the whole structure unsound.

I strongly recommend that these unfit houses (Nos. 12, 14, 16, 20, 22, 24 and 26) be scheduled as a clearance area. It is essential that no dwellings should be erected on the same site. (Group I.)

No. 18, in the centre of the yard, is a better and more roomy house and may be preserved.

No. 28, backing on the wretched yards of Nos. 20—26 is a good house spoiled by the lack of through ventilation. With the clearance of the unhealthy area referred to, these two houses should be greatly improved. (Group IV.)

A second rather congested yard in Little Street is formed by Nos. 2, 4, 6, 8 and 10. Fortunately the cottages of this yard are occupied by very good tenants, and they have not been allowed to fall into a state of disrepair.

No. 2 has two bedrooms and a living-room. It is a gloomy little place, convenient enough, perhaps, for a single tenant, but quite unsuitable for a family.

No. 4 has only one bedroom and a living-room. There is no through ventilation, and the scullery is very small, and inconvenient. Both bedroom and living-room are very dark, and the stairs are giving way.

No. 6 stands empty ; it is similar to Nos. 2 and 4.

No. 8, which has only one bedroom, is occupied by an old man and his son. It is kept in very beautiful condition, but the bedroom is really a poor place for habitation.

No. 10, has a very dark living-room. The one bedroom, like No. 8 has through ventilation, and the state of internal repair and decoration is excellent.

This little yard presents a problem of some difficulty : one is apt to be led astray by the beautiful internal condition of the houses and the fine quality of the tenants, into the belief that these little cottages are really fit for habitation. The fact is that they are not ; they are badly placed, small, ill-ventilated and poorly lighted. They are quite unsuitable for occupation by a family, and I think I am right in saying that there are no children in the yard. If one could have a guarantee that these cottages would be reserved for aged or childless persons, there could be little objection to their preservation, but I should view with grave concern the prospect of their occupation by a family with young children. In the meantime I recommend that they be scheduled for closure as they fall vacant, through the *natural* termination of existing tenancies. (Group III.)

No. 41, has a garret, a bedroom, and a living-room. The ventilation at the back is poor owing to obstruction by a high wall. The gas-cooker appears to be placed in an unventilated room.

No. 43, is similar, and here also the attic is practically unusable. The ventilation is slightly better.

No. 45, is clear of the obstruction at the back and is, therefore, reasonably well-ventilated.

I advise the reconditioning of these houses to provide more conveniences and better ventilation. (Group IV.)

Nos. 63, 65. Attention to the state of the yard is required, and the provision of more light and space at the backs. (Group IV.)

#### BEDFORD ROAD.

No. 9. The general structure of this cottage is good, but there is a little dampness on one wall ; and the plaster and bedroom floors require repairs. (Group IV.)

Nos. 8—10. This conglomerate house, which is apparently owned by the tenant, should either be demolished outright, or scoured from top to bottom and then reconditioned. As the back yard is very small and narrow, I think demolition would be the better course, and in this case it might be scheduled either in Group I, or in Group III. if any hardship might be caused to the old tenants by immediate action.

No. 8, occupied by an elderly man and woman has one bedroom and a lumber room, and a living-room. The roof leaks and one can see daylight through it. The floors and walls are in an advanced state of disrepair. The whole house is, in fact, a grotesque collection of lumber.

No. 10 has three bedrooms and a living-room, and is also in very bad condition. The rooms are full of rubbish.

#### MANNING'S LANE.

Five of the six houses in this row have now been demolished. The remaining dilapidated dwelling is still occupied. It is a dangerous structure which should be demolished as soon as possible. (Group I.)

#### DELL PLACE.

This is a striking and unhappy example, unfortunately all too common, of a row of well-built houses which is being allowed to fall into serious disrepair. Ceilings are cracked and falling and paper is peeling off the walls. The walls themselves are beginning to crumble in the rooms. These houses should be thoroughly reconditioned. (Group IV.)

WOBURN PLACE (1—15).

The houses in this row are in fair condition, but the earth lies high in front and causes dampness. These houses should be dealt with by specified repairs and reconditioning. (Group IV.)

Orchard Place, Succoth Place, Sussex Place, George Street (1 and 2), Rectory Road (1—11), were also inspected and found to be satisfactory, except for minor repairs and improvements.

In Succoth Place attention is required to the ventilation of pantries. (Group IV.)

Nos. 84 and 86 Park Road, are two good three-storey houses with deficient ventilation. An effort should be made to secure improvements in this respect. (Group IV.)

DUCK STREET.

No. 18, has two bedrooms and two living-rooms. One bedroom has through ventilation and both are fairly roomy in spite of low windows. The pantry has no external ventilation.

No. 20, is similar.

These houses would be greatly improved by the provision of outbuildings containing scullery, wash-house, and ventilated pantry. (Group IV.)

No. 29, is a dilapidated rambling old house with a very bad thatched roof. It should be reconditioned. (Group IV.)

No. 37, has two bedrooms and two living-rooms. There is no front door and no pantry. The bedrooms are small and low, but have windows front and back. There is no wash-house.

No. 39, is similar.

These houses, which appear to be structurally sound, should be reconstructed to provide better bedroom accommodation, wash-houses and pantries. (Group IV.)

Nos. 75—85, are old cottages which have been reconditioned, and are now satisfactory.

No. 69, has two bedrooms and two living-rooms. The latter are low and dark. The pantry cannot be lighted or ventilated owing to dust from a coal yard behind. The floor of the wash-house is like a trench that has recently been shelled. The first bedroom is of fair size, but the ceiling is bad. The other is a mere lean-to above the wash-house, and is practically unusable.

This house should be reconstructed or demolished ; it is not fit for habitation in its present state. (Group II.)

No. 71, is a little better, but there is no through ventilation to the bedrooms. The pantry also is a poor dark place with insufficient ventilation. The house should be reconditioned. (Group IV.)



## WELLINGBOROUGH URBAN DISTRICT.

|   |     |     |     |     |        |
|---|-----|-----|-----|-----|--------|
| Population                                    | ... | ... | ... | ... | 21,223 |
| Total dwellings occupied                      | ... | ... | ... | ... | 5,219  |
| Number of private families therein            | ... | ... | ... | ... | 5,628  |
| Number of houses inspected                    | ... | ... | ... | ... | 95     |
| Number of houses condemned                    | ... | ... | ... | ... | 76     |
| Number of houses scheduled for reconditioning | ... | ... | ... | ... | 9      |

A Board of Health was established in Wellingborough in 1855 and survived until an Urban District Council was constituted in 1894 under the provisions of the Local Government Act of that year.

The Wellingborough Electric Supply Company Limited provide electricity for the whole town.

Gas works were established in 1833 by a private company ; gas is now provided by the Wellingborough Gaslight Company Limited.

Waterworks were established by the Local Board of Health in 1871 at a cost of £8,000. Water is obtained from springs and pumped to a reservoir on the Hardwick Road from which the whole town is supplied by gravitation. The works have been enlarged from time to time at a total cost of over £30,000. The average supply for domestic and trade purposes is 314,000 gallons—about 15 gallons per head per day which is sufficient for all purposes.

The whole town is sewered (with the exception of a few farmhouses and other outlying premises) by a ' partially separate ' system. Storm water from Wellingborough goes direct into the Swanspool and other brooks which enter the River Isc and ultimately the Nene. The household sewage is carried in one 18 ins. outfall sewer to two tanks with a capacity of 100,000 gallons each. From there it is pumped daily on to one of four quarters of the farm (about 400 acres) and treated by broad irrigation. An artificial dyke has been cut so as to take water from the River Isc and affords a method of conducting the effluent into the River Nene.

Collection of refuse is undertaken by the Authority and disposed of by tipping in an old ironstone quarry on an approved system. Weekly collection is made by direct labour. Practically the whole town is on the water-carriage system.

The second largest town in the Administrative County, Wellingborough has long been associated with the iron industry. Its industrial activities now extend far beyond this single sphere, and the town employs large numbers of workpeople in the boot and shoe trade, and in a growing clothing industry.

For some unknown reason I had heard dark hints that many slum areas were to be found in the town ; I have since discovered that this is not so. Wellingborough is as well-built and healthy as any town in the Midlands, and its sanitary efficiency is beyond question. I was very greatly impressed by the design and the layout of its new council houses which are a credit to the authority. The unhealthy property in Wellingborough lies within a very narrow compass, and for this reason the Council has wisely dealt with it by the declaration of clearance areas under Section 1. of the Housing Act, 1930. Very few individual unfit houses remain outside the scheduled areas.

Wellingborough has made admirable progress in the construction of new houses, and holds the first place among the Urban Districts in designing specifically for the needs of the poorer classes. The stage is set for slum clearance, and the Authority has already undertaken the task with thoroughness and foresight.

In the course of my inspections, I visited the following properties, which are recommended for demolition and clearance. I venture to express the hope that the clearance of sites will be completely carried out, as the continued existence in the centre of the town of decayed, ruinous buildings is a menace to health and an eyesore. It may be found desirable to rebuild on one of the larger sites, but I have no doubt that the Authority will bear in mind the value of open spaces in the hitherto congested districts, even if they are only to serve the function of parking-places.

As the Local Authority has already made such excellent progress in clearance of unhealthy areas, I have not thought it necessary to set out in detail any description of the properties in question, or to refer to properties which require reconditioning under Section 17 of the Housing Act, 1930.

|                        |  |
|------------------------|--|
| Cobley's Buildings.    | Nos. 1, 2, 3, 4.   |
| Zoar Yard.             | Nos. 6, 7, 8, 9.   |
| Church Street.         | Nos. 17, 18.   |
| St. John Street.       | Nos. 34, 35.   |
| Jackson's Lane, Ct. 4. | Nos. 1, 2, 3, 4, 5, 6, 7.  |
| Buckwell End, Ct. 1.   | Nos. 1, 2, 3.  |
| Clay's Yard.           | Nos. 2, 3.   |
| Gold Street            | Nos. 9, 11.  |
| Gold Street, Ct. 2.    | Nos. 1, 2, 3, 4, 5, 24, 26.  |
| Gibbins Row.           | Nos. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16,<br>17, 18, 19, 20, 21, 22. |
| Waterloo Buildings.    | Nos. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12.  |
| Oxford Place.          | Nos. 2, 3, 4, 5.   |

I am greatly indebted to the officers of the Local Authority for the valuable summary of housing progress which has been made in Wellingborough since the War :—

#### WELLINGBOROUGH HOUSING SCHEMES.

##### *A brief resumé of the action taken by the Council to provide Houses for the Working Classes.*

Wellingborough is an industrial and market town of considerable antiquity. It has an area of 4265 acres and a population of over 21,000. The staple trade is the manufacture of boots and shoes, but during recent years the manufacture of ' ready-to-wear ' clothing has made rapid progress and now provides employment for hundreds of workpeople.

The town is compactly built on an area of approximately 600 acres situated on the southern slope of gently rising ground, which ensures the maximum benefit to be derived from sunshine, and provides easy and efficient means of drainage. The area of the District included in the Town Planning proposals is 3,673 acres.

During the last half century many improvements have been effected in the centre of the town by the removal of old properties for street widening and other purposes.

The greater part of the town is comparatively modern, having been built during the last fifty or sixty years around the old original centre in which there is still a considerable number of houses which, judged by modern standards of housing, are unsuitable for present day requirements. The most important work of the Council of the present day is to secure the closure and demolition of these unfit houses and to provide, at reasonable rents, modern houses for the re-housing of the persons displaced.

By the Housing Act, 1919, provision was made for the assistance of local authorities in carrying out housing schemes. It restricted the loss to such authorities of a sum not exceeding the annual produce of a penny rate. The council thereupon acquired a site of 23 acres and proceeded to lay out the estate in accordance with a scheme approved by the Ministry of Health for the erection of 240 houses. Owing to the excessively high cost of building at that time the



Council proceeded very cautiously and as a first instalment commenced the erection of 32 houses. The average size of these houses is 1,025 super ft. and the rents were determined by a special Rents Tribunal. At the present time the rents vary according to the type of house from 10/3 to 14/1 per week inclusive of rates.

Owing to the prohibitive cost of building the Council did not proceed with the erection of any more houses on this site at that time, but as there was a demand for building land on sites where roads and services were accessible for the erection of houses by private enterprise, the Council, with the consent of the Ministry of Health, sold the greater portion of the remaining land in lots to suit purchasers upon which houses were erected by speculative builders, until only sufficient land remained for 44 more houses.

By this time building costs were considerably less than they had been at the commencement of the scheme and the Council proceeded under the Housing Act of 1924 to erect 44 houses on the remaining portion of land. These houses, together with the land, roads and services cost £23,924, or an average cost of £544 per house. Their average size is 896 super ft. and they are let at a rent of 11/- per week inclusive of rates.

Upon the completion of these houses the Council acquired another small site of 1.82 acres at a cost of £1,125, a sufficient size for 26 houses. This site was on land fronting on an existing main road and a saving in the cost of road construction was thereby effected. The houses were erected under the Housing Act 1924 at a total cost including sewers and services of £13,310, and average of £512 per house. Their average size is 921 super ft. and they are let at rents varying from 11/- to 11/6 per week inclusive of rates.

The demand for houses continuing to increase, and the cost of building becoming more reasonable, the Council proceeded to procure a further site for the erection of 112 houses. Accordingly 11¼ acres of land were purchased at a cost of £2,225 and the site having been prepared, the erection of the houses was commenced forthwith. The houses are of various types and their average size is 910 super ft. The cost of their erection amounted to £46,799, which together with the cost of the land, roads, sewers and services came to a total of £54,546, and average cost of £487 per house. These houses are let at a rent of 10/4 per week inclusive of rates.

Notwithstanding these activities of the Council, the housing needs became more urgent, and it also became necessary to do something with regard to the closing and demolition of old unfit houses and to provide accommodation for the persons to be displaced. With this aim in view the Council purchased a site of 8.8 acres at a cost of £1,200 and proceeded with the erection of 138 houses of a type and size approved by the Ministry of Health viz :—two bedroom type 616 super ft. three bedroom types 633 super ft., 750 super ft. and 896 super ft. respectively.

The total cost of these 138 houses was £38,950, the two bedroom type costing £256 15 0, the three bedroom types £280, and £289, and £295, each respectively. The cost of the roads, sewers and services amounted to £85 15 0 per house, or a total of £11,833. The whole scheme therefore cost £51,983, an average of £377 per house. The rents of these houses range from 5/4 for the two bedroom type to 6/9 for the most expensive of the three bedroom type, per week inclusive of rates.

Owing to the successful and satisfactory completion of this scheme whereby it was found that houses could be erected to be let at rents within the means of all classes, the Council were encouraged to approach the Ministry of Health to obtain sanction to erect another 500 houses for which there remained a definite demand. The Ministry being satisfied that the demand had been proved, and that the Council could erect houses to be let at such low rents, immediately sanctioned the purchase and preparation of a site for the erection of 250 houses, 150 of which could be proceeded with at once, the remaining 100 houses to be commenced immediately upon the completion of the first batch.

A site of 17.8 acres has been purchased at a cost of £1,900, and the making and preparation of the roads, sewers and services is well in hand. A contract has been accepted and approved for the erection of the 150 houses at a cost of £37,990, an average cost of £253 per house for erection only. The preparation of the roads, sewers and services in advance of the building operations has had an influence in securing this low price.



The houses are generally of the same types and sizes as those erected under the previous scheme, but it is already evident that they will cost considerably less, and the Council will therefore be able to let them at rents even lower than 5/4 and 6/6 per week inclusive of rates.

It is a condition laid down by the Ministry of Health that a reasonable number of these houses shall be let to persons displaced by the closing and demolition of unfit houses, but with the production of houses at such low rents this can be done without hardship to any of the tenants.

All the houses in the last two schemes are of the non-parlour type whereby it is possible to secure a living-room of a serviceable size and it also has the advantage of preventing the sub-letting of rooms by the tenant, an evil which has become very prevalent in the more expensive parlour type house.

Since the purchase of the site for 250 houses and the acceptance and approval of a contract on the 7th April, 1933, for the erection of 150 houses, rapid progress has been made and a considerable number of the houses will be ready for occupation in the early Autumn.

In December 1930 a general statement as required by Sec. 25 of the Housing Act 1930, was prepared and submitted to the Minister of Health showing that 238 houses should be inspected and reported upon in order that the Council may prepare and submit to the Minister proposals for the provision of new houses for the working classes. By the end of September of this year the whole of the houses included in the foregoing statement will have been inspected and reported upon.

Up to the present time the Council has considered official representation as to the unfitness of 159 houses resulting in the closing of 57 houses and the displacement of 211 persons, all of whom have been rehoused in houses erected by the Council.

At the present time the Council is awaiting the confirmation of orders by the Minister of Health relating to 17 areas comprising 102 premises with 340 occupants for whom provision is being made in the housing scheme now in course of completion.

Although the Council has done so much with respect to the provision of houses for the working classes, and has made serious efforts to provide accommodation for persons to be displaced from unfit houses, the available accommodation falls far short of the requirements of the District in so far that it is impossible for hundreds of families at present living in rooms to obtain sufficient and suitable accommodation, and there is still very urgent need for at least 250 more houses in addition to the 100 to be erected for the accommodation of displaced persons on the site at present in course of development.

**B. RURAL DISTRICTS.****BRACKLEY RURAL DISTRICT.**

|   |     |     |     |     |     |       |
|---|-----|-----|-----|-----|-----|-------|
| Population                                    | ... | ... | ... | ... | ... | 6,259 |
| Total dwellings occupied                      | ... | ... | ... | ... | ... | 1,820 |
| Number of private families therein            | ... | ... | ... | ... | ... | 1,824 |
| Number of houses inspected                    | ... | ... | ... | ... | ... | 317   |
| Number of houses condemned                    | ... | ... | ... | ... | ... | 128   |
| Number of houses scheduled for reconditioning | ... | ... | ... | ... | ... | 138   |

This district, which comprises the Northamptonshire parishes of the old Brackley Union, is entirely rural in character. No parish has more than a thousand inhabitants, and five have less than a hundred.

The whole district is within the area of supply of the Northampton Electric Light Company but only two parishes are actually served. Most of the houses in the twenty-two parishes have to depend on oil lamps and candles.

The district is well-watered, but there is little co-ordination of supplies. A public system of piped water-supply is available in five parishes only. The sewerage systems are often primitive, and an analysis made in 1930 showed that there were 201 water-closets in the district, as against 1,792 privies, pail closets and other means of disposal.

Some form of sewage disposal, chiefly of sink wastes, etc., exists in most villages, and the parishes draining into the basin of the Cherwell have been able, with one exception, to satisfy the requirements of the Thames Conservancy. Some progress has been made since Dr. Fletcher's report to the Local Government Board in 1910.

In twenty parishes there is no system of refuse disposal; in the remaining two refuse is collected by weekly contract, and is disposed of by tipping.

The population of Brackley Rural District has decreased in the last decade from 6,661 to 6,259, and from 7,207 in 1911. The number of occupied dwellings has increased by 38 since 1921, and the number of private families by 23.

In the following notes upon property in the Brackley District identification is rendered difficult by the absence of numbers, etc. on the houses. The numbers given in the text refer to plans set out in the original report.

**Evenley.**

Mrs. Whiteman's shop opposite the School. There are two houses built of stone and with a tiled roof. The general construction is fair, but there is a marked lack of through ventilation. The two houses should be classified under Group IV. for specified repairs.

No. 24. This is a double-fronted house of three storeys. It requires repointing.

Two cottages next to the Red Lion Inn have a thatched roof which is in a very bad condition. The two upstairs rooms have a very low ceiling. The two cottages need a new roof and the walls should be raised to allow a higher ceiling. (Group IV.)

On the other side of the Green is an old stone and thatch cottage. The walls are in a bad state and the ceilings are very low. There is no through ventilation. The occupier is the owner (Miss Finch). The cottage should come under Group III.

Adjoining this cottage are two others belonging to Miss Finch. They are overcrowded and in a poor state of general repair. (Group IV.)

Nos. 47—54. This row of cottages also comes under Group IV. The ceilings are low and there is no through ventilation. Each cottage has two rooms upstairs.

**Hinton-in-the-Hedges.**

A small cottage next to the Post Office and the Crewe Arms. There is a wooden shed at the back of the cottage which prevents any possibility of ventilation. (Group IV.)

On the right of a lane beside the school are two double-fronted cottages with two rooms upstairs and two downstairs. The thatch and stone are in fair condition, but each room has only one window, the size of which are about 3 ft. by 2 ft. (Group IV.)

A small thatched cottage next to the School: the thatch and walls are in a bad state of repair. There is only one very small window in the front of the cottage and this is almost entirely obliterated by a large bush. This cottage should be demolished. (Group II.)

At the lower end of the green is a group of four cottages in two pairs, at right-angles to the road.

Nos. 12 and 13. Two tiled cottages with stone walls. Each has one room upstairs and one downstairs. There are no windows either at the side or at the back. The rooms are dark and poorly ventilated. These cottages can be placed in Group IV.

Nos. 14 and 15. Two thatched cottages in a very dilapidated condition, just behind the previous cottages (12 and 13). The ceilings upstairs are very low. These should be dealt with in Group II.

No. 17. A double-fronted cottage with thatched roof. The general structure is very bad. This cottage should be placed in Group II.

#### **Marston St. Lawrence.**

In a short street between the School and the " Big House " is a row of two thatched cottages and one slated cottage. All three cottages require more window space upstairs, while the thatched cottages have a low ceiling upstairs which should be remedied by raising the walls and building a new roof. (Group IV.—all three cottages).

The Post Office has a slate roof in front and thatch behind, reaching very low. There is no through ventilation. (Group IV.)

#### **Greatworth.**

A row of cottages in front of the church, owned by Mrs. R. Barrett, of Marston St. Lawrence.

No. 1, is a double-fronted slate roofed house with three rooms upstairs and two rooms downstairs. The through ventilation upstairs is inadequate. (Group IV.)

No. 2. This cottage has a very low slate roof and small windows, so that access of light and air is inadequate. (Group IV.)

Nos. 3, 4 and 5 are brick built cottages with slate roofs. There is a partitioned room upstairs and a small room downstairs with a small dark scullery. The back walls are almost invariably very damp as the ground level of the cemetery behind these houses is about 3 ft. 6 ins. above the floor level. The side wall of No. 5 adjacent to the ruins becomes very damp. If this end wall were made impervious to water, the ground at the back of the cottages removed (to below floor level), and the base of the back wall also made impervious, the cottages would be very much more suitable as human habitations. (Group IV.)

There is a small unoccupied cottage next door to the Wesleyan Chapel. This has one room upstairs and one downstairs. It is in a very bad state of general repair. (Group II.)

Next to this cottage on the side away from the Wesleyan Chapel is a double-fronted house, part of which is used as a shop with the name Humphries above it. This requires repointing and more window space. (Group IV.)

Opposite the School is a row of houses, one being double-fronted while the other four have one room upstairs and one room downstairs. The structure appears to be in a reasonable state of repair, and there is some means of ventilation, but there appears to be marked overcrowding.

Facing the green, and next to the Post Office is a row of four stone walled, thatched roof cottages with one room upstairs and one room downstairs. The general state of repair is fair, but the windows are small and there is no through ventilation. All four should be in Group IV.

Nos. 5, 6 and 7 on the opposite side of the green are three small cottages with one room upstairs and one room downstairs. The roof which is of slate is very low and there is no through ventilation. (Group IV.)



**Farthinghoe.**

Just before entering the village from the Brackley Road, and on the left hand side is a row of four cottages. The walls are in a fair condition, but the thatch roof is in a bad state. There are two rooms upstairs and one downstairs. There is no through ventilation upstairs. (Group IV.)

Two stone (part brick) thatched cottages opposite the school, on the Marston road are in a fair state of repair and stand in a good open position. There are two bedrooms and one living-room. There is no through ventilation upstairs. (Group IV.)

Three thatched farm cottages, owned by Mr. S. Deeley of which two are uninhabited. Each cottage has two rooms upstairs and two rooms downstairs. They are all very damp. The floor is about 18 ins. below ground level. The condition of the walls and the thatch is bad. There is no through ventilation to the bedrooms. Recommended for demolition or reconstruction. (Group II.)

Opposite the Chapel is a small thatch and stone cottage in a very bad state of repair. There is no through ventilation. There appear to be two bedrooms upstairs and two downstairs. As far as I could ascertain the tenant is the owner. (Group III.)

Opposite the lane leading from the Chapel are four cottages which have been made into two. (Owner—Mrs. Rush.) There are three rooms upstairs and two rooms downstairs. Both dwellings are very damp, the floor being 6 ins. to 2 ft. below the ground level. The thatch roof of both cottages is in a bad state of repair, the ceilings are low and ventilation upstairs is inadequate.

The property belonging to Mrs. Rush is on the whole in excellent condition and it is evident that repairs and improvements are being carried out in a systematic manner. It is gratifying to observe old village property which is being cared for from year to year, and indeed gradually improved and brought up to modern standards.

On the right of the street above referred to which runs more or less parallel with the main road is a rather congested group of eight cottages owned by Miss George.

The first of the two abutting on the main road (occupied by Mrs. W. Williams) is built of stone and has a slate roof ; there are two bedrooms and two living-rooms ; the cellar is very damp and access to it is impossible as the steps have rotted away. One living-room has a glass fanlight which is broken, so that the room is very wet ; the fanlight is the only means of ventilation that the room possesses. This house is placed so close to its neighbour on the main street that through ventilation is an impossibility. It should, therefore, be demolished and cleared. (Group I.)

The second house on the main street is one of a row of three cottages extending at right angles to the road. The first and the third which are double cottages have three bedrooms and two living-rooms, and the middle one has two bedrooms and one living-room ; all the rooms are dark and ill-ventilated. There is no through ventilation and the ceilings are low. The pantries are unventilated and the sanitary arrangements are defective. Although the roof and walls are in a fair state of repair, the general condition is so poor that only the house on the main street is really worth preservation (Group IV.) ; the other two should be scheduled for demolition or reconstruction. (Group II.)

Extending back from the first house (Mrs. Williams) is a dilapidated stone and thatch cottage. On the demolition of the house occupied by Mrs. Williams this one could be reconstructed. (Group II.)

Beyond this is a stone cottage with slate roof ; it has two bedrooms and two living-rooms ; the roof is in a bad state of repair and the house is inadequately ventilated. It should be either reconstructed or demolished. (Group II.)

On the opposite side of the street from the above block of houses is a rather dilapidated stone and thatch cottage which has no through ventilation. The roof and walls are in poor condition. The house should be scheduled for reconstruction. (Group II.)

Further along the road on the right are two cottages now made into one (Owner—Miss George). The walls appear to be sound and half of the thatched roof has been repaired. There

are two bedrooms, two living-rooms and a pantry. Although there is no through ventilation the circulation of air is nearly sufficient. The bedroom ceilings are rather low. This house should be scheduled for reconditioning. (Group IV.)

At the side of this yard is a block of two cottages which have now been made into one. (Owner—Miss George ; Tenant—Mrs. Thomas.) The floor is below ground level ; the roof is in a bad state of repair and although it appears to be sound in front the bedroom ceilings are in fact wet and sagging and rain comes through. There are four bedrooms and two living-rooms but no through ventilation. This double house should either be demolished or reconstructed. (Group II.)

### **Culworth.**

In Queen's Street, opposite Constable's house is a row of five cottages. Four have slate roofs and one has a thatch roof. Each cottage has a partitioned room upstairs and one room downstairs. There is no through ventilation to the thatched house which should be placed in Group IV.

Behind this row and parallel to it is another row of five cottages, three with thatch roofs and two with slate roofs. Each has one room upstairs and one downstairs. Their position in relation to the front row of houses is bad ; they should be demolished and cleared. (Group I.) The ground at the back of these houses is about 3 ft. 6 ins. above the level of the floor, so that the walls are damp.

There is a thatched cottage next to the baker's shop (Merry) near the War Memorial—the ceilings are low and the ground is well above the floor level. There is no through ventilation upstairs. (Group II.)

Further down the hill on the right hand side of the main street is a row of cottages, partly ruinous.

No. 1 (the lowest) is a two-storey double-fronted house with attic. The walls are good, but the roof is in a bad state of repair. (Group IV.)

Nos. 2, 3 and 4. Ruins of three cottages. (Group I.)

Nos. 5, 6 and 7. Three unoccupied stone and brick cottages with a thatched roof at the back, in a very poor condition. The walls at the back are also very bad. (Group II.)

Returning up the hill, there is an old unoccupied thatch cottage, opposite the " Big House " at right angles to the road, and abutting on the end of three thatched cottages, one of which has a sun dial on its front wall. It is in a very dilapidated condition and its position is such that it should be cleared under Group I.

There is one side turning from Queen Street, *i.e.* the Thorpe Mandeville Road, and all the houses are on the left leaving the main street.

No. 2 is a thatched cottage with the roof almost touching the ground at the back. There is no through ventilation. Thorough reconditioning is necessary, with raised walls. (Group IV.)

No. 5, is an old thatch roofed cottage the roof of which is in a bad state of repair. There are two rooms upstairs and two downstairs. (Group IV.)

### **Thorpe Mandeville.**

Between the Three Conies Inn and a row of houses recently built are two thatched cottages. The general structure is in a very bad state. There is some through ventilation downstairs, but upstairs it is dark and badly ventilated owing to lack of window space.

Both cottages should be cleared under Group II. The cottages are apparently part of a farm tenanted by Mr. Rees.

Each cottage has one bedroom and a very small boxroom upstairs, and one room downstairs, together with a small pantry.

### **Croughton.**

The village is for the most part owned by Mr. Ramsey. There is a row of five houses standing back from the Aynho Road almost opposite Mill Lane.



The two end houses are double-fronted but the other three are single fronted. Although these houses have electric light there are no windows in the back wall, and the structural condition is bad. The entire row requires to be re-conditioned, (Group IV.)

#### MILL LANE.

No. 1, at the far end, is a small thatched cottage. There is no through ventilation, and the walls and roof are in bad condition. (Group II.)

No. 2. A tiled cottage in somewhat better condition.

Nos. 3 and 4. Two thatched cottages which are bad structurally, and to some extent shut off light and air from the unnumbered cottages by them. They have no through ventilation. These should be demolished. (Group I.)

Nos. 5, 6, 7 and 8—13. Very small cottages. No windows at back. Each cottage contains two very small rooms downstairs and two rooms of the same size upstairs. The whole group should be placed in Group II. owing to their inadequate size and bad structure.

The village as a whole suffers from the bad sanitary conditions prevailing there.

About half a mile from Croughton on the left of the road to Aynho is a group of bad houses.

Nos. 1 and 2. Two very dilapidated thatched cottages. The structure is bad. (Group III.) Mr. Oliver Badby, the owner, lives by himself in No. 1.

Nos. 3 and 4. The ruins of two or three cottages.

Nos. 5 and 6. Two thatched cottages which are unfit for human habitation owing to their general decay. (Group II.)

#### Aynho.

The cottages in this pleasant village are kept in a good state of repair. The majority of them are thatched, and rethatching is systematically carried out. On the right of the road leading from the village to Charlton is a row of thatched cottages with two rooms upstairs and two downstairs. The walls and roof are in a bad state of repair, and there is little through ventilation. These should be in Group IV.

No. 78. This cottage has no through ventilation and should be dealt with in Group IV.

No. 85. This is an uninhabited cottage in a very bad state of repair. (Group II.)

A block of buildings interfering with the access of light and air to 80 and 81 should be demolished and cleared. (Group I.)

#### Charlton.

At the end of the lane leading past the Bell Inn is a small inconvenient cottage at present occupied by one elderly man. (Owner—Mr. H. Robins.) The living-room floor is below ground level; there is a small ventilated pantry; the single bedroom is partitioned and has two windows. The roof is dry and the floors are in a fair condition. There is no possibility of through ventilation without reconstruction. The two neighbouring cottages are also low and have insufficient ventilation to the bedrooms. I understand that the owner, Mr. Robins, is prepared to reconstruct these cottages, and I recommend that they be scheduled in Group II.

#### HOG LANE.

The five cottages in this area are in a very poor state of repair. The first block of three have no ventilation to speak of except through cracks in the wall; the walls have parted in places to the extent of two or three inches and there are holes in the roof. Naturally they are very damp. For demolition and clearance. (Group I.)

The detached block of two cottages is occupied by one family. It should be either demolished or reconstructed. (Group II.)

The fine stone with which many of these buildings are constructed would serve for rebuilding to make a number of delightful cottages.



### Kings Sutton.

STATION ROAD. (Owner—Mr. Spencer, Clifton, Deddington.) On the right of the road leading from the station is a row of three thatched and badly dilapidated cottages. The stonework is bad, the walls are damp, window space is inadequate. (Group I.)

On left of road nearly opposite above are three thatched cottages. The first two have two rooms upstairs and two downstairs. The windows are small and the ceilings both upstairs and downstairs are low.

The cottages are owned by Mr. Burt. Drinking water has to be fetched from a considerable distance. (Group IV.)

The third cottage appears to be adequate.

Farther on, still on the left side coming from the station, is a row of four slate roof cottages. In each there are two small rooms downstairs with one room upstairs divided in two by a partition. The landlord is Mr. Harries of Kings Sutton. For reconditioning, Group IV. owing to bad state of repair, low ceilings and lack of ventilation.

Further on are two thatched cottages (Owner—Mr. Harries) with two rooms downstairs and a partitioned room upstairs. The thatch is in a very bad state and the ceilings are very low. (Group IV.)

Nearly all this portion of Station Road from Jubilee Cottage to the Baptist Chapel requires reconstruction to a marked extent, and it may be that the above mentioned property should be in Group II.

PARADISE ROW, which is opposite the Baptist Chapel belongs to Mr. Hopkins of Twyford Hill. The first house, (which is tenanted by Mrs. Adams) consisted originally of two houses which have been opened into one another. There are two rooms downstairs and two upstairs and an uninhabited attic. The roof is in a very bad state of repair and there is very little ventilation. It would be impossible to provide adequate ventilation as the house backs on to a row of four cottages. This house should be scheduled for clearance in Group I. owing to its bad position.

The second house has two small bedrooms, one being little more than a cupboard, and an attic which is uninhabitable owing to the bad condition of the roof and the lack of adequate window space. The position of this house is also rather bad, as it does interfere to some extent with the access of light and air to the four cottages backing on to the first house. (Group II.)

Nos. 3 and 4 are similar to No. 2, but smaller—all have thatch roof in bad condition. (Group II.)

Nos. 5, 6 and 7. These three houses are in better condition, and would be fit for human habitation if the windows were enlarged and back doors were put in. (Group IV.)

Houses backing on to No. 1, Paradise Road (Owner—Mr. Hopkins) have a room divided by a partition into two, both upstairs and downstairs. They are very small and have no through ventilation. They require reconditioning. (Group IV.)

Four thatched cottages owned by Mr. C. Harper. The first two have no through ventilation and require reconditioning. (Group IV.)

The second pair have windows back and front both upstairs and down, and appear to be in a reasonable state of repair. A very small thatched cottage with a stone bearing the date 1629 on it, has one room upstairs and another down. It is tenanted by an old couple and should be ultimately reconstructed. (Group III.)

A group of cottages near the green :—

No. 1. A thatched cottage with one living-room and a partitioned bedroom. The roof is falling in. (Owner, Mr. Arthur Spokes.) (Group IV.)

No. 2, has a slate roof, but it is in very bad condition. There is no through ventilation. (Group IV.)

Nos. 3 and 5, are thatched cottages. The general state of repair is bad and there is very little through ventilation. They need reconditioning under Group IV.

No. 4, is a small general shop.

RED LION STREET, from Station Road opposite the Baptist Chapel up to the Church.

There is a row of seven houses, owned by Mr. Steven Spokes, on the left side (on leaving the Baptist Chapel).

The first four houses have slated roofs. In each there is one room downstairs, together with a small pantry with a 'fixed' window, and two rooms upstairs with very small windows. (Group IV.)

Then there are three thatched houses, followed by two slated houses. In every case, the houses are in a fairly good state of repair, but windows are small, and there is a lack of adequate ventilation. (Group IV.)

### **Syresham.**

On the right of the road leading from High St. to "The Kings Head," are two cottages, brick built with tiled roofs. There are three rooms upstairs, and two rooms downstairs. The floor is from 6 ins. to 1 ft. below the ground level. There is no through ventilation, and the ceilings are low. (Group IV.)

Nos. 3, 4 and 5, in High Street. Three stone and slate cottages—each being double-fronted with two rooms on each floor. There is no through ventilation. (Group IV.)

No. 6, is a smaller cottage with two rooms upstairs, and one (with pantry) downstairs. Windows are necessary at the back of the house. (Group IV.)

HIGH STREET. Beside the School and at right angles to its playground is a row of four cottages. Two of them are thatched, and the other two have a slate roof. The owner of all four cottages is a Mr. Pollard. The structure of the cottages is at present so bad that they can only be made fit for habitation by complete reconstruction, but their position is so inconvenient that they should be demolished and cleared. (Group I.)

BROAD STREET. Opposite the Brewery Stores are two thatched cottages one of which is inhabited. Their structural condition is such that they should be placed in Group II.

There is another thatched roof cottage which is uninhabited although part of it is probably used as a boot-shop. There is the name Pinchard, Bootmaker, over the ground floor window. It is unfit for human habitation, and will have to be entirely rebuilt before it can be made fit. (Group II.)

Continuing down Broad Street one passes by a narrow bridge over a stream and approaches a row of four cottages—owned by Mr. Ellis Whitlock, of Grimsby. Each cottage has one room upstairs and two very small rooms, formed by a partition, downstairs. The bad condition of the shell and interior of these cottages, together with their lack of size and window space, makes them unfit for human habitation. (Group II.)

### **BELL LANE.**

Three pairs of houses at right angles to the street :—

Nos. 1 and 2. The first two houses on the right hand side of Bell Lane coming from Church End are both uninhabited. One has a thatch roof the other a tile roof. Their structural condition is poor, and their position is bad as regards access of light and air. (Group I.)

Nos. 3 and 4. The landlord is a Mr. Blencowe of Whitfield. Both of these cottages have a thatched roof and are built partly of stone and partly of brick. No. 4, is in a bad structural condition, but No. 3, has been reconditioned recently. Their position is such that they should be demolished and cleared. (Group I.)

Nos. 7 and 8, are tile roofed cottages with two small rooms upstairs and two small rooms downstairs. There is no through ventilation. These two cottages also should be placed in Group I.

Nos. 1 and 2, should be demolished, but if 7 and 8 were also demolished, then No. 4 could be reconditioned and placed in Group IV.

There is a row of six cottages between the Bell Inn and the Wesleyan Sunday School owned by Mrs. Ratledge, Northampton.

No. 1, appears to be in a fair state of repair but there is a lack of through ventilation. (Group IV.)

No. 2, has three bedrooms and one living-room with scullery and pantry divided off from it. There is no through ventilation and the structure is dilapidated. (Group II.)

Nos. 3, 4 and 5, are falling down and should be demolished. (Group II.)

No. 6, is a thatched cottage in a very dilapidated condition. (Group II.)

#### **HIGH STREET.**

Near the Wesleyan Chapel is a large thatched house partly used as a Smithy. The name Hancock appears over the Smithy. There are three rooms upstairs and three downstairs, one of which is used as a shop. There is little through ventilation, but the structure is in a fair state of repair. (Group IV.)

Behind the King's Head Inn are two cottages built of brick and slate. They are in fair condition but have no through ventilation. (Group IV.)

At the back of the Council Houses are two groups of cottages ; a group of four and a group of two. Each cottage has one room up and one room downstairs. There is no through ventilation, and they appear to be overcrowded. They should be reconstructed to provide more room, by amalgamation. (Group II.)

#### **Whitfield.**

The village consists mainly of farm houses, with their outbuildings, but there is a row of cottages on the right hand side of a ' blind turning ' to the right as one approaches the village from the main road. The property is not in a bad state of repair, but there is a lack of through ventilation, which seems to be common to many cottages built in the early years of last century. (Group IV.)

#### **Radstone.**

In this village there does not appear to be any really bad property.

Approaching Radstone from Whitfield, there is a gated road, and there are three partly thatched, partly tiled cottages on the right of this road just beyond the second gate. They are in a good state of repair, but they would make better dwellings if they had more window space. (Group IV.)

Again, just before reaching the Brackley-Helmdon Road there is a row of six cottages with no windows in the back. (Group IV.)

#### **Helmdon.**

A group of four cottages near the Bell Inn. Three of these are on the main street, but the fourth lies in an obstructive position behind No. 3 ; this is a very small low thatch-roofed cottage in a bad state of repair ; it conspires with Nos. 1 and 2 to prevent access of light and air to No. 3 ; it should be demolished and cleared. (Group I.)



No. 3, is a double-fronted thatch cottage with an attic, two bedrooms and a living-room. The structure is sound enough, but there is little ventilation owing to the obstructive position of Nos. 1, 2 and 4.

Nos. 1 and 2 are low thatch cottages each with two bedrooms and two living-rooms ; No. 1 is obstructive and in a bad state of repair, and ought in my opinion to be demolished and cleared. (Group I.) No. 2, is capable of reconstruction. (Group II.)

Further on is a pair of cottages of which the one nearer the street interferes with light and ventilation to the other. The cottage on the street has a thatch roof partly covered with corrugated iron ; it has no through ventilation and should be demolished and cleared. Group I.)

The cottage further back is stone built and has a tiled roof. There is some through ventilation but it is seriously obstructed by the house in front ; this house should be reconditioned. (Group IV.)

Lower down the hill, opposite " Rose Cottage " there are two thatched roof and stone wall cottages. The walls and roof are bad and there is a complete absence of through ventilation. (Group IV.)

Further down the hill, opposite some wooden huts which might be stables, there is an old low roofed thatch cottage with two rooms upstairs and two downstairs. The structure is in a bad condition. (Group II.)

Below the above-mentioned stables and above the Women's Institute is a group of four thatched cottages. Their state of repair is bad and they are interfering with one another in the matter of access to light and air. (Group I.)

Below the Bell Inn, but on the opposite side of the road, is a rambling thatched roof house. The structure is poor, and although there is some through ventilation downstairs, there is none upstairs. This was probably three cottages which have been knocked into one. (Group II.)

### **Sulgrave.**

Two cottages, opposite the Council Houses, owned by Mrs. Stratford :

They have two bedrooms and two living-rooms ; the bedrooms are wet in Winter chiefly from rising damp ; the thatched roofs require repair but no actual signs of leakage were seen. The general structural conditions were not good.

I recommend these houses for reconditioning. (Group IV.)

An old cottage next to the Post Office—occupied by the owner.

The roof is in a very bad condition and the upper windows are narrow and low ; this is a poor property in an obstructive position. It should be scheduled for demolition, but dealt with only when it falls into the market. (Group III.)

### **SPRING GARDENS. Seven cottages.**

These cottages have one partitioned bedroom and a living-room ; structurally they have fallen into a state of dilapidation ; the land belonging to another property lies high at their backs up to three or four feet. The pantries are unventilated ; the paper is falling off the walls which are crumbling badly.

These buildings are badly placed and in a dilapidated condition. I recommend their demolition and clearance. (Group I.)

Three cottages at right angles to the road below the Star Inn.

The middle house is empty and the end house has one tenant only. The first house, however, is grossly overcrowded with father, mother and five children. The internal structure shows all the stigmata of neglect. The houses are badly arranged and not in a healthy position, and I recommend their demolition and clearance. (Group I.)

## SPENCER'S COTTAGES.

Three cottages owned by Mr. Spencer, Rugby.

One of these is a double-cottage with two bedrooms and two living-rooms ; the others are single. The roofs are in bad repair and are not weather-proof ; the bedroom ceilings have been raised to some extent, but they are still dark and there is no through ventilation.

The position of these houses is such that they interfere with light and air to other dwellings, and I recommend their demolition and clearance. (Group I.)

Two cottages—owned by Mr. Stratford.

The thatch over the back roof fell down a few days before inspection. The upper room is very dark and narrow ; these cottages should be reconditioned to provide raised roofs, better light and ventilation. (Group IV.)

Three cottages at the bottom of the village at right angles to the newly constructed houses ; these are in a dilapidated condition and should be demolished. (Group I.)

**Eydon.** There is no bad property in this ' neat and tidy ' village.

**Moreton Pinkney.**

Adjoining the Dun Cow Inn is a row of three cottages. The cottage nearest to the Inn is owned by Miss Linnell of Moreton Pinkney and occupied by Mr. Johnson who lives alone. It is a very small dilapidated cottage of stone, with a roof of corrugated iron over thatch. The walls are damp and in a bad state of repair. There is one small dark bedroom and one living-room with a portion partitioned off as a scullery. The ceilings and floors are in a bad condition. The structure is quite unfit for human habitation and it should be demolished and cleared. (Group I.)

The next cottage is unoccupied. The owner is a Miss Ward. The general structure appears to be sound, but the thatch roof is sorely in need of repair. The cottage could probably be made fit by reconditioning. (Group IV.)

The third cottage is also unoccupied ; the downstairs room has been used as a cobbler's shop. The cottage is very small and appears to be quite unsuitable for use as a human dwelling. The roof which is of corrugated iron over thatch is very low, so that the upstairs room is very small and dark. The general state of repair appears to be bad. The position of this small cottage is such that it obstructs the access of adequate light and air to certain rooms of premises next door which were used as a small Church School but are now being used as a dwelling. (Group I.)

This former school has been converted into a dwelling by constructing a floor half way up. The result is that the ceilings to the two bedrooms and the living-rooms are low. The window space is insufficient and the walls are damp.

This building is occupied by Mr. William Moreton and family. The depression experienced in entering such a dwelling is not removed by the fact that a boy suffering from tuberculosis of the hip joint is lying helpless in a dark, damp and ill-ventilated bedroom, from whence he is carried down to the open space in front of the school by his father, when weather permits, to obtain fresh air. The walls of the building are thick and in order to render the place fit for human habitation the ceilings and roof should be raised, more windows inserted in the walls, and the structure rendered free from damp. (Group II.)

On the other side of the Dun Cow Inn is a group of buildings which probably consisted of two or three cottages but have now been made into one house. (Owner—Miss Maycock ; Tenant—Mr. Osborne). The walls are of stone and the roof is of thatch covered with corrugated iron. There are three bedrooms and three rooms downstairs. The walls are damp, the floors are rotting and the ceilings are giving way. (Group IV.)

Adjoining the Chapel is a very small cottage built of stone and having a tiled roof, belonging to Mrs. Bull and occupied by Mr. F. Allen. There are two bedrooms and one living-room with a portion partitioned off as a scullery, etc. The walls are very damp, and the floors are in a bad state of repair. The ground at the back of the house is well above the floor level. (Group II.)

Two brick and slate cottages belonging to Mr. Chambers stand by themselves in the centre of the village. One is unoccupied, while the other is occupied by a Miss Malin. This latter cottage has one bedroom with a partition and one living-room and scullery. The walls are damp and the rooms are very dark. The ceilings are in a bad state of repair. The ground at the back of the two cottages is several feet above the floor level. It might be possible to recondition these two cottages and make one decent dwelling out of them, but the work necessary would be extensive. (Group II.)

Going down Brook Street, one finds on the left two cottages set at right angles to the street. These are owned by Mr. Aldridge who lives in the first cottage. The second cottage is occupied by Mr. Jones. There is one room upstairs divided by a frail partition to form two bedrooms and one living-room. The walls are damp and the window space should be increased. The general structure which is of stone with a thatch roof appears to be sound. (Group IV.)

The cottage occupied by the owner Mr. Aldridge is better provided in this way.

The sanitary condition of the village is bad. There is one well in the middle of the village and this appears to be the only supply for the above cottages, although it necessitates a walk of nearly two hundred yards in some cases. Many complaints concerning the condition of the closets were also made during my inspection.



## BRIXWORTH RURAL DISTRICT.

|   |     |     |     |     |     |        |
|---|-----|-----|-----|-----|-----|--------|
| Population                                    | ... | ... | ... | ... | ... | 11,944 |
| Total dwellings occupied                      | ... | ... | ... | ... | ... | 3,238  |
| Number of private families therein            | ... | ... | ... | ... | ... | 3,255  |
| Number of houses inspected                    | ... | ... | ... | ... | ... | 200    |
| Number of houses condemned                    | ... | ... | ... | ... | ... | 135    |
| Number of houses scheduled for reconditioning | ... | ... | ... | ... | ... | 61     |

The Brixworth Rural District is co-terminous with the old Union of the same name, and comprises thirty-six rural parishes. The population, which has been diminishing for many years, increased considerably during the past decade. This increase is due to building developments around the County Borough of Northampton, and the population is now 11,944 as against 11,640 in 1921. There is no town, and only two parishes, Brixworth and Moulton, have more than a thousand inhabitants. Seven parishes have less than a hundred.

Apart from suburban development in the South, Brixworth is almost entirely rural and agricultural. The whole district is within the limits of supply by the Northampton Electric Light Company, and about fourteen parishes are served. Gas is available in ten parishes, mostly in the neighbourhood of Northampton. A fully equipped piped water-supply has been installed in seven villages, and the remainder have to rely on shallow wells, many of which are polluted. Most of the villages were built with access to springs, but unfortunately these are at a low level and are liable to contamination by soakage. The only co-ordinated supply of water in the area is in connection with the Althorp Estate.

Twenty-six villages have a more or less complete system of sewerage, and a piece of land is usually set apart for the treatment of sink wastes, etc., by irrigation. A few villages may be said to have adopted the water-carriage system.

The number of dwelling-houses increased by 299 during the last inter-censal period, but the number of separate families (273) has almost kept pace.

The Brixworth Rural District has been visited on several occasions by Officers of the Local Government Board. In 1874 Sir Richard Thorne made an investigation on account of the prevalence of enteric fever. Dr. Parsons in 1885, and Dr. Bruce Lowe in 1889 took part in an enquiry into outbreaks of Diphtheria. Dr. Monckton Copeman, reporting in 1908 on the sanitary conditions of the district, drew special attention to (a) the large number of defective houses, (b) the great risks of pollution of wells, and (c) the defects in sewage disposal works, even in properly sewered villages. These conditions still require attention. In a recent exhaustive investigation of the housing conditions nearly 2,000 houses were inspected: 333 were found to be unfit for habitation in their present state, and 1,246 to be not in all respects fit for habitation. This gives some idea of the magnitude of the problem which lies before the Council.

My own enquiries were directed to the worst cases, and I inspected 200 houses. Of these I recommended 135 for demolition, and 61 for thorough reconditioning. As the district had already been fully inspected and scheduled, I did not consider it desirable to retrace the whole ground, and I have therefore not reported upon the houses scheduled for minor reconditioning and repairs. I have said that the inspection referred to above was exhaustive, and it must be readily admitted that a number of the houses recommended for demolition are above "the County Standard." I have therefore excluded them from my survey.

No reference in the report has been made to a number of beautiful, well-designed villages such as Church and Chapel Brampton, Brington and Holdenby. These villages are happy examples of some of the finest cottage architecture in the County.

**Naseby.**

Several of the cottages in this village are in urgent need of external repairs to their mud walls, and the privies and defective outbuildings should be replaced by better conveniences.

Nos. 24, 25, 26 and 27 require special attention. (Group IV.)

The end house of Wilford's Yard, now occupied by a single man, should be demolished at the end of the present tenancy. (Group III.)

**Creaton.**

A tall, ugly three-storey house which was owned by Mr. Lewis is divided into two convenient dwellings, each provided with a crazy attic, a bedroom and a living-room. The living-room is very low (6 ft. 4 ins. to the ceiling) and has no through ventilation. There are through windows to the bedroom and the lumber-room. The floors are sagging and in bad condition, and the whole structure is unsound. The entrance is common to both houses.

These houses require thorough reconstruction and might possibly make one reasonable house. Failing this, they should be demolished. (Group II.)

Nos. 13 and 14, in the same yard are similar in accommodation, but in rather better condition. They should be provided with better light and ventilation, and more conveniences, or preferably, they should be made into one house. (Group II.)

Nos. 35, 36 and 37, have insufficient space and poor ventilation. They have no windows at the back. (Group IV.)

**Spratton.**

The row of houses known as "Marble Arch" owned by Mr. J. Copson.

These houses are in bad condition, and are very damp owing to the high level of the earth behind. The living-rooms smell like damp greenhouses. There are two bedrooms, one of which is partitioned, and one living-room.

The houses of this row should be reconstructed or demolished. The former would mean clearing of the earth behind and rendering the walls in cement; provision of pantry windows and better light and ventilation throughout. (Group II.)

Row of cottages owned by Mr. G. W. Smith of Hannington.

These cottages stand in a very bad position, forming an unhealthy area. The one occupied by Mrs. Bott has two bedrooms and two living-rooms. The latter are very dark, and have no conveniences. The bedrooms are as bad as I have seen anywhere; their windows reach only about 2 ft. above floor level. The roofs are unsound.

The cottage occupied by Miss Lees is no better.

These cottages should be demolished as obstructive and unhealthy and the site should be cleared of buildings. (Group I.)

Cottage owned by Mr. Voss and occupied by Mrs. Folway. This cottage has two bedrooms and two living-rooms. The ceilings are low, and the kitchen is dilapidated. The back is damp. There is no pantry or wash-house. The stairs are rickety. The bedroom ceilings give only 6 ft. headroom, and their floors, although patched, are still unsound.

This house should be demolished or reconstructed. (Group II.)

Horne's House (Owner—Mr. Voss) is now empty. It should on no account be re-let, as it is badly placed and can provide no reasonable conveniences. (Group I.) It might, however, be possible to reconstruct so as to form one cottage with the neighbouring house (the same ownership). This cottage is occupied by father, mother and three children, and has two bedrooms and two living-rooms. The thatched roof has had some attention but is still unsound. The ceilings are low and their beams are buckled and rotten. The large bedroom has one window only (ceiling 6 ft. 3 ins.). The smaller room has a low window and a bad roof.



This house should either be demolished or completely reconstructed (united with the adjacent derelict cottage). (Group II.)

A cottage owned by Mr. Bates, Brington, and occupied by Mr. Moss, requires redecoration and roof repairs. (Group IV.)

A cottage owned by Mr. Blackwell and tenanted by Mr. Jas. Stirling has no space and no conveniences. The single bedroom and the living-room are ridiculously small, and the house is damp and inconvenient. For demolition. (Group I.)

A house close to the above has been completely reconstructed and is in good condition. Nevertheless, I consider it very unfortunate that this should have been done, as the house is badly placed and can never be considered as a really satisfactory dwelling.

### **Brixworth.**

This village contains a good deal of house property which, although structurally in fair condition, is so seriously congested as to afford insufficient access of light and air. A number of houses require in addition extensive reconditioning.

The properties referred to below appear to me to require special attention :—

*A Court, locally known as Cook's Yard.*

Four families now occupy the cottages, to which access is obtained by a narrow entry. The cottages lie at right angles to the street and have insufficient space around them for health and convenience. Their backs overlook a private garden.

The house in front (Mrs. Keeber) has three bedrooms and two living-rooms ; the latter are fair sized and have through ventilation ; the pantry also has a ventilating window. The three bedrooms are moderately roomy and sufficiently ventilated, but the ceiling is broken in places and the walls and floors need reconditioning.

The second house within the yard proper ; occupied by Mrs. Cook, (father, mother and five children ) ; there are two bedrooms and two living-rooms ; the former have through ventilation and the floors are fairly sound. The timbers and the slate roof, however, appear to have perished and extensive repairs are necessary. The double cottage at the top is occupied by Mr. Martin (father, mother, two boys and two girls—one girl over 13) there are three bedrooms and two living-rooms and a kitchen ; two of the bedrooms have through ventilation.

The chief defect of these houses, apart from a general condition of disrepair, is lack of space, and I recommend the demolition of the two upper houses (Martin and Cook) in order to provide reasonable air space for the house in front (Keeber).

The unhealthy and congested area known as Hel Yard constitutes a very difficult problem. The individual houses, with some exceptions, might conceivably be reconstructed, although I doubt whether they would be worth the expense. I consider that this area must be taken as a whole. It is a narrow and congested triangular space with a row of houses on the street and another row overlooking a field to which there is no access. Between the two lies an unpleasant conglomeration of out-buildings and rubbish heaps, and a small brick house occupied by a Mr. Smith who lives by himself. There is hardly a square yard of space in which children could play and there is not an inch which could be considered suitable for their health and happiness.

The isolated brick house referred to has one bedroom and a living-room, the latter being occupied as a bed sitting-room ; the bedroom is dilapidated. This house should obviously be demolished and cleared. (Group I.)

The house known as No. 67, at the entrance to the Yard is owned and occupied by Mrs. C. R. Dickens ; this house might be retained. (Group IV.)

The remainder of the houses on the street are, in my opinion, unfit for habitation and should be demolished ; they are the narrow attic type with insufficient space and ventilation. The one occupied by Mrs. Dickens, for example, has a family of father, mother and six children



—two older girls do not sleep in the house ; it has an attic, a bedroom and a sitting room with narrow steep stairways ; the living-room has a low ceiling and a through doorway to the street. The bedrooms have no through ventilation and the back window of the attic is quite unsafe. The attic ceiling also is badly cracked and the slates are perished. The neighbouring house, occupied by Mr. C. H. Newton (father, mother and six children—a girl and two boys over thirteen) has also an attic, a bedroom and a living-room ; the attic is in very bad condition and there are no domestic conveniences.

The houses opening on the field have better ventilation, but no access except to the unhealthy yard ; the one occupied by Mrs. F. Rose is a double house with two bedrooms and two living-rooms but has to accommodate father, mother and four children ; the house occupied by Mrs. Banks has only one bedroom and one living-room.

I have visited this Yard on a number of occasions and after a close examination of the position of the property I have reluctantly come to the conclusion that the whole yard should be scheduled as a clearance area. (Group I.)

#### CROSS HILL.

The old thatched cottage occupied by Mrs. Blason has been reconditioned and re-thatched. Unfortunately there are no windows at the back, but the general structure of the house is fairly satisfactory.

No. 143, occupied by Mr. S. Tyrell, has two bedrooms and a living-room ; the slates need repair and general reconditioning is required.

No. 145. (Mr. F. Smith) is now empty and might be reconditioned.

No. 147, is empty but has not been demolished.

I recommend that this Yard taken as a whole should be scheduled as an improvement area, and that property which can be reconditioned should be put in order in accordance with the specifications of the Surveyor, and that empty and derelict property should be cleared in order to bring the Yard up to a satisfactory standard.

#### CHURCH STREET.

Five cottages (Agent—Barber & Sons).

No. 118, is occupied by Mr. W. Pearson who lives alone ; it has two bedrooms and a living-room ; the latter is very small—only 11 ft. 6 ins. by 10 ft. 6 ins. and stands in a bad position against cottages which have been unroofed.

Nos. 119 and 120 are empty and unroofed.

No. 121, (Mr. Richardson) has two bedrooms and a living-room ; there is no access from the back ; one bedroom window is at the side and the others are in front only. The general structural condition is very poor and the rooms are badly arranged and ill-ventilated.

This house should be closed and demolished. (Group I.)

No. 122, occupied by Mrs. Smith, has also two bedrooms and a living-room ; it is very much hemmed in at the back and the bedrooms receive no sun in the front ; its position is very unhealthy and I recommend its demolition. (Group I.)

No. 123, occupied by Mr. Wills is in fairly good condition with three bedrooms and two living-rooms. (Group IV.)

This area also should be dealt with as an Improvement Area. The unfit houses and the derelicts should be demolished and cleared, and the residue thoroughly reconditioned.

**Holcot.**

Three cottages (Agent—Messrs. Barber, Northampton).

The end cottage on the right, and its neighbour have one bedroom and one living-room. They are each inhabited by one male adult. The third cottage is larger—two bedrooms and two living-rooms. The thatched roof is good, but the general structure is poor; there is no pantry, and no windows at the back.

These cottages are unfit in their present state; they should either be demolished, or reconstructed to make two decent cottages. (Group II.)

**Hannington.**

A group of six cottages, forming two sides of a square.

No. 1. (Geo. Valentine) has one dark bedroom and a living-room. It is in an advanced state of filth and wretchedness.

No. 2. (Mrs. Bussy) is no better, and both are said to be infested with vermin.

Nos. 3, detached from the above, has the advantage of a back door and through ventilation. It has one partitioned bedroom and a living-room. The tenant uses the living-room only, and the bedrooms are more or less dilapidated.

Nos. 4 and 5, form one cottage, with two bedrooms and two rooms on the ground floor. The earth is high behind and gives rise to damp, so that the wallpaper peels off as soon as it is put on. There is no pantry, no conveniences—not even a closet. The bedrooms are low, dark and structurally unsound.

The condition of No. 6, is similar.

I recommend that this group of houses be demolished and the site cleared. (Group I.)

**Moulton.**

No. 6, owned by Mrs. Hooley and occupied by Mr. R. Martin. This house, which has two bedrooms and two living-rooms, has to accommodate father, mother, one adult male and four children. There is through ventilation by means of a tiny kitchen window. Neither pantry nor wash-house is provided, and the so-called barn has hardly any roof at all. The bedrooms are dark and low. One bedroom is very small (8 ft. square with a ceiling 6 ft. high). There are two small windows in one, and only a single window in the other bedroom. The floors are riddled with holes and positively unsafe.

This house is in an unhealthy situation; it ought to be demolished, and nothing constructed to take its place. (Group I.)

The brick house opposite is empty and ought to be demolished and cleared. (Group I.)

Similar treatment should be given to two other empty houses in the same yard. (Group I.)

The cottage, occupied by Mrs. Liddington, has two bedrooms and a living-room. It has recently been done up by the tenants. There are no conveniences—neither pantry nor wash-house. One bedroom is so dark that I was unable to read in full daylight. The other has a defective roof and is in a bad state of repair. This house should also be demolished and cleared. (Group I.)

Farther up the yard on left is a house, under the same ownership, tenanted by Mrs. Boncott. It has two bedrooms and two living-rooms, and the former, although in poor condition, have through ventilation. This house should be thoroughly reconditioned. (Group IV.)

At the far end of the yard is an empty house, with no windows at the back, which should be demolished. (Group I.)

A group of four houses—Nos. 1 and 2, owned by Mrs. Blunt, Coventry, and Nos. 3 and 4 by Mr. Bradshaw :—

No. 1, next to the street, is occupied by a Mrs. Blunt. The ground floor is hopelessly dismal and dark, and the bedrooms are in a dreadful state of dilapidation.

No. 2, (Mr. Whiting) has two bedrooms, only one of which is used, and two living-rooms. One living-room is fairly large but has a very low ceiling which is in bad condition. The pantry is dark and unventilated. There is through ventilation in one bedroom but not in the other. These houses should be demolished or thoroughly reconstructed to provide a reasonable standard of housing accommodation. (Group II.)

No. 3. (Mr. A. Green) has poor windows, and the earth lies high behind, causing damp. The roof is rotten on both sides. The floors are bad throughout, and the windows low.

No. 4. (Mrs. M. Simon) is in a similar condition. These two houses should be either reconstructed or demolished. (Group II.)

Sunny Cottages. (Owner—Mr. Hillson), consists of a row of four badly placed cottages, and a single detached cottage. The former overlook a small insanitary yard.

No. 1, (Mr. T. Smith) has father, mother, and six children. There are three bedrooms and two living-rooms. There are two back windows but no back door : no sink, pantry or wash-house.

No. 2, (Mr. J. Willis) is similar. The plaster of the bedroom ceilings is all falling to pieces.

No. 3, (Mr. J. W. Rideout) is grossly overcrowded—with father, mother and eight children. The conditions are very bad indeed.

No. 4, (Johnson) is similar (father, mother and three children). The roof is unsound.

These four cottages are badly placed, ill-constructed and dilapidated. They should not on any account be reconditioned. The only remedy is to demolish them and clear the site. (Group I.)

No. 5, (Mrs. Green) is little better, and has broken ceilings, and damp walls. There are no conveniences. If, however, the remainder of the yard were cleared as recommended, it might be possible to reconstruct this house and make the yard into a tolerable environment for it. (Group II.)

## **Walgrave.**

### **BALL'S ROW.**

This row consists of six dilapidated old cottages in front, and, separated by a yard at the back, four brick cottages with tiled roofs.

In front :

No. 1, (Mrs. Chapman) is very damp, and has no pantry or sink. The corrugated iron roof is unsound, and the plaster on the walls is crumbling.

No. 2, (Mr. C. Smith) is in very bad condition—damp and miserable. The roof leaks. The bedroom floorboards are decayed, and there are no conveniences whatever.

No. 3, (Mr. A. V. Clark) is a double cottage, but is somewhat overcrowded. The roof and ceilings are in very bad repair, and there are no conveniences. It is not possible to live upstairs on account of the dangerous condition of the roof.

No. 4, is similar (Mr. Deacon, Snr.).

No. 5, (Mr. Deacon, Jr.) has recently been redecorated, but no amount of decoration can conceal its essential structural unsoundness.

No. 6, (Mr. W. Davies) has more conveniences, but is damp and badly placed.

Behind.

No. 7, (Mr. Webb). The earth lies high behind, and this house is extremely damp. There are no conveniences. The bedroom floors are bad.



No. 8, (Mr. A. D. Lack) is in a similar state of damp and dilapidation.

No. 9, (Mr. Coles) and No. 10, (Mr. G. W. Grass) which is a double cottage are also dangerously damp, and the internal structure is very poor.

I recommend that the whole of these houses, known as Ball's Row, front and back, be demolished and cleared. (Group I.)

#### **Harlestone (Lower).**

A row of cottages at right angles to the road :—

No. 42, occupied by Mrs. Howard has two bedrooms and one living-room, which serve for father, mother and six children (including boys of 19, 17 and 14 ; and a girl of 16). It is therefore overcrowded. The floors, windows, and walls are all in need of repair. The bedrooms have low ceilings and very small windows. This house should be reconditioned. (Group IV.)

No. 44, tenanted by Mrs. Shaw, is very damp and requires trenching and drainage. The thatch also requires attention. (Group IV.)

No. 41 is in good condition, internally, but the roof requires repair. (Group IV.)

#### **East Haddon.**

The last block of houses in the village on the right (Holdenby Road) owned by Mr. H. Voss.

The cottage occupied by Mr. H. Major has two bedrooms and two living-rooms. There is through ventilation on the ground floor, but no window to the pantry. In the bedrooms the ventilation and lighting is sufficient, but re-decoration is required, and the window frames should be repaired. (Group IV.)

The cottage occupied by Miss A. Johnson has two bedrooms, a living-room and a scullery. The pantry is ventilated, but the living-room is low and has only one window. The bedrooms are also poorly lighted, with only one low window each. This house should be reconditioned to provide better light and ventilation. (Group IV.)

The cottage tenanted by Mr. S. Page has only one bedroom, and its one small window is partly obstructed by the front block of houses. The ground lies high at the side and behind, and the house is damp. It should be closed and demolished at the end of the present tenancy. (Group III.)

The middle cottage (Mrs. F. H. Wright) has two bedrooms and a landing, and two living-rooms. It has a good kitchen and pantry, and a pleasant sitting-room. The only drawback is a tendency to dampness behind. (Group IV.)

The end house, occupied by Mr. J. Sabin, has one divided bedroom, and a living-room. It is in fair condition and requires only minor repairs. (Group IV.)

A row of old thatched cottages on the Rugby Road. (Nos. 1 and 2 owned by Mr. Barford.)

No. 1, owned and occupied by Mr. Barford, is in good condition.

No. 2, (occupied by Mr. F. W. Cadd) has a very narrow yard behind, but the closet causes no nuisance. The wash-house requires to be reconstructed. The living-room is very low, and its window should be enlarged and made to open. The bedrooms have through ventilation. (Group IV.)

Nos. 3, 4 and 5 are owned by Mr. Voss.

No. 3, (Mrs. Emden) has two bedrooms and a living-room. The latter is small and dark. The pantry window is not made to open. The bedrooms have through ventilation, and one of them has both back and side windows. There is a serious lack of space and conveniences.

No. 4, (Mrs. Tew) has two bedrooms (one partitioned) and a living-room. The ground-floor ceilings are low, and the back wall is damp. The bedrooms are fairly well-ventilated.

No. 5, (Mr. J. Rogers) has two bedrooms, a living-room and a kitchen. The front bedroom is partitioned and there is sufficient ventilation. The house is damp.

These three houses require to be reconditioned. (Group IV.)

Two brick houses owned by Mr. J. Knowles, Brinklow. These houses open into a common passage, and both have two bedrooms and a living-room. The yard is small and foul, and the bucket of the closet has to be emptied upon its ashpit. The houses are damp and in any case require reconstruction.

Anyone who has a lingering doubt as to whether a fairly decent house can be made into a slum by its tenant would do well to study the condition of these two houses, and compare the one occupied by Mr. H. Dickens with its neighbour (Dowsett). The former is indescribably filthy and wretched, and it is monstrous that four children should be brought up in such an environment : the latter is better than one would expect in these surroundings.

My object, however, in this report is to deal with houses rather than persons. I recommend that these two houses be either demolished or reconstructed (after thorough stripping) to make one decent house. (Group II.)

No. 10 Main Street, (next door) is occupied by Miss Watts. This has two bedrooms, a living-room and a scullery. The pantry is ventilated but damp. The bedrooms have good ceilings but are rather dark. The spouting has fallen off the front of the house. This house should share the fate of its neighbours and either be demolished or reconstructed. (Group II.)

### **Ravensthorpe.**

Two dilapidated thatched cottages on the roadside.

No. 1, (Tenant—Mr. J. A. Lane) has one bedroom, a living-room and a scullery. There are no domestic conveniences of any kind. The mud walls are badly decayed and cracked. The bedroom outer wall is breaking, and its party wall is in a dangerous condition. Its one small gable window is practically useless.

No. 2, (Mrs. E. J. Lane) has similar accommodation. There is a huge crack in the gable wall.

These two cottages remind one of a description of a rural cottage given by Dr. Hunter in 1864 : " One house," he says " can hardly be matched for original meanness and present badness of condition. Its plaster walls leaned and bulged very like a lady's dress in a curtsy. One gable end was convex, the other concave, and on this last unfortunately stood the chimney, which was a curved tube of clay and wood resembling an elephant's trunk." They are utterly unfit for human habitation, and no attempt should be made to reconstruct them. They should be demolished and cleared without delay. (Group I.)

Four cottages leading to the church. This is a row of dilapidated mud-built, thatched cottages with no windows at the back, except pantry gratings. The mud is badly weathered and decayed.

No. 1, the end cottage, nearest the church, has two bedrooms, a living-room and a scullery. Between this and the next house are ruinous cottages serving as ' barns.' The next cottage in the row (Mrs. A. G. Fairey) has both pantry and scullery, but no wash-house. The windows are fairly lofty, but there are none at the back.

In the same row are two cottages owned by Mrs. Fred Billey ; No. 1, occupied by Mrs. J. Lane has one bedroom and a landing, and a living-room. It has to accommodate father, mother, boys of 19 and 17, and girls of 15 and 11. The living-room lacks adequate ventilation. There is a copper and a ventilated pantry. Upstairs there is only one window to each bedroom, and the ceilings are sunken and the floors sprung. The thatch is covered with corrugated iron.

No. 2, (Mrs. Eames) has one divided bedroom, the partition of which does not reach the ceiling ; there is only one window to serve for both. The windows on the ground floor are poor.

I recommend that this row of cottages be either demolished or thoroughly reconditioned. (Group II.)



A poor old thatched cottage owned by Mrs. Fred Billing is occupied by Mr. and Mrs. W. Butlin, an aged couple. The two tiny living-rooms are very dark, and the bedrooms are like a rag-and-bone warehouse. The overhanging ivy makes the building very gloomy and the roof is falling to pieces. This house should, of course, be scheduled for demolition and clearance, but no action should be taken during the occupation of the present tenants, whom it would be cruel to move. (Group III.)

A very old cottage owned by Mrs. F. Billing has two bedrooms and a landing and two living-rooms, with a wash-house. It is occupied by father, mother and six children, three of whom are adult. The living-rooms and the pantry are very badly ventilated. The bedrooms, which are kept in a beautiful condition, are spoilt by dampness and a sagging roof. The floors are springy and uneven.

This cottage should be either reconstructed or demolished. (Group II.)

The cottage, under the same ownership, occupied by Mr. L. J. Fox has two bedrooms and a living-room. The latter has a very rough brick floor, and the roofs and flooring of the bedrooms are old and decayed. There is a gable window in one room, and only a window under the eaves in the other. The cottage rocks in the wind, and the walls appear to be unsound.

I recommend reconstruction or demolition. (Group II.)

A rambling old cottage (Agent—Miss Billing) has two unusable garrets, three bedrooms, and two living-rooms. The external structure is unsound, and the thatched roof lets in the rain. The mud walls are externally decayed.

I recommend either reconstruction or demolition. (Group II.)

#### **Cold Ashby.**

An old cottage behind the Inn, owned by Mrs. S. Matthews, is occupied by Mr. W. Lee. It has two bedrooms and two living-rooms. The latter have windows on both sides, but their ceilings are a bare 6 ft. high. The two bedrooms are low, badly ventilated and dark.

I recommend that this cottage be demolished at the termination of its present tenancy. (Group III.)

The cottage (under the same ownership) occupied by Mr. A. T. Cave has two bedrooms and a living-room. The rooms are small and dark and have one window only. The pantry is a dark staircupboard with a tiny window. The roofs are old but dry.

The neighbouring cottage, occupied by Mr. Porter, is in much the same condition, but more roomy.

These cottages should be reconditioned and improved—with better light and ventilation to both living-rooms and bedrooms. (Group IV.)

A cottage, owned and occupied by Mr. E. J. Beal, is practically derelict. The attics are rotten and unusable. The thatch roof is all decayed. The living-rooms and bedrooms are hopelessly out of repair, and there are no domestic conveniences. The earth lies high behind and the house is damp.

This house should be scheduled for demolition. (Group III.)

The cottage owned by Mr. G. Townley, and occupied by Mr. Wm. Evans (who lives alone) is perhaps sufficient for its present tenant. There is one bedroom and a living-room. It is an unfit house, however, and should be scheduled for demolition. (Group III.)

The cottage occupied by Mr. G. Bott has two bedrooms and two living-rooms. The roof is unsound and leaks. The bedrooms are old and defective, and one can see daylight through the gable-end.

This house should be scheduled for demolition and dealt with at the end of the present tenancy. (Group III.)



The cottage behind, owned by Mrs. Smith, has to accommodate father, mother and seven children. It has two fair-sized living-rooms, but the pantry is small and damp, with a window only 6 ins. square. There are no through windows to the bedrooms, which are insufficiently ventilated. The external structure is unsound, and the mud walls are breaking down. The gable-end is out of alignment. I recommend the demolition and clearance of this house. (Group I.)

The house owned by Mrs. S. Matthews, and tenanted by Mr. A. H. Gunn (shop) is in poor condition. There are four bedrooms, two living-rooms and a kitchen. The bedroom windows and floors and the ceilings require extensive repairs, and the whole house needs reconditioning. (Group IV.)

The cottage (Owner—Mr. Atkins) tenanted by Mr. H. Tabbutt, has four adults and four children ; it contains three bedrooms, a living-room and a kitchen. The house is very damp ; the ceilings are low and the stairs are broken and unsafe. The woodwork is in need of extensive repairs.

This house should be reconditioned. (Group IV.)

### **Maidwell.**

No. 18, occupied by Mr. A. G. Dowdy, has three bedrooms, two living-rooms and a kitchen. The outbuildings, including a pit closet, are very dilapidated, and the situation of the cottage is unhealthy. The back is closed up by a high bank which almost overhangs the house, and consequently there is serious and ineradicable dampness.

There is insufficient light and ventilation to the bedrooms, which have small windows on one side only. The bedroom floors are bad, as the whole structure is in a state of disrepair.

I recommend the demolition and clearance of this house ; no dwelling should subsequently be erected on this unsuitable site. (Group I.)

Three cottages beside the Inn : No. 31, and (in theory) 34, are occupied by Mrs. Tussell. This family consists of father, mother, four boys over 13, and two boys and two girls under that age. As only two bedrooms are usable, there is a shocking degree of overcrowding. No pantry and no wash-house are available. The one partitioned bedroom upstairs is, as one might expect, unsurpassed in wretchedness.

No. 34, is derelict and useless—even for the accommodation of such a family as this.

No. 32–33, (Mr. J. Iliffe) has three bedrooms, a living-room and a kitchen. One of the bedrooms is divided by a half-partition and both are dark and ill-ventilated. Rain comes in round the chimney-breast. The third bedroom has a tiny window on each side, about 2 ft. square, on the floor level.

This row of houses could be made fit for habitation only by complete reconstruction, and it seems to me that demolition would be the better course. (Group II.)

Nos. 15 and 16, opposite are derelict and should be cleared. (Group I.)

No. 40, (tenant—Mr. W. R. Bounds) has three bedrooms and two living-rooms. The latter are gloomy rooms with fairly high ceilings. The bedroom ceilings are very low and sink in the centre from 7 ft. to 6 ft. The boards are decayed. Rain pours in from the dilapidated roof at several points.

No. 41, (Mr. H. Beasley) has similar accommodation ; the roof is in even worse condition, and the household is occupied with cloths and basins during wet weather.

These cottages should be either reconstructed or demolished. (Group II.)

### **Boughton.**

Here is Dr. Hunter's description of Boughton in 1864 :—

“ Boughton is a beautiful village without any waste or ostentation ; nearly every house is in truth a model cottage. . . . The cots were principally of cheap stone and thatch, tidily painted and in good repair.

Cottage gardens were but few, but there were plenty of allotments. Most of the houses had two bedrooms ; the number of children seemed to be somewhat checked. The dirty slop pond in the garden was the only blot on the fair surface, but in this Elysium houses were never to be let, and there were people who worked in the parish but who could not be accommodated.”

Dr. Hunter's picture is not blurred to-day, but a few of the houses require to be dealt with under the Housing Acts, and there are some cases of overcrowding.

The row of cottages No. 19—24 have small dark front rooms with through ventilation upstairs only. (Group IV.) The food storage is unsatisfactory. Nos. 53, 53a, are very badly situated with insufficient ventilation and light and poor accommodation ; No. 53a ought at any rate to be demolished. (Group I.) Nos. 10, 11 and 12 are also in a very poor condition, especially No. 10 in which one bedroom is extremely dilapidated ; these houses ought to be reconstructed. (Group II.) Nos. 3 and 5 are in a very bad state also, the windows are small and the roof is in poor repair ; the backyard particularly of No. 5 is small and dark and rubbish heaps are piled up against the wall and there is a good deal of damp in the cottage. I consider that Nos. 3 and 5 are unfit for human habitation and ought to be demolished. (Group I.)

### **Guilborough.**

The cottages beside the Sun Inn (owned by Mr. Green).

Nos. 3, 4, 5, 6 and 7 are so situated that they have insufficient access to light and air and should therefore be demolished under Group I.

All the houses are damp as they are built with their ground floors below the ground level.

No. 2, has two rooms upstairs and two downstairs and apart from damp, appears to be reasonably fit. (Mr. M. Darker.)

No. 3, has two rooms upstairs and one downstairs. There is no through ventilation. (Mr. W. Murr.)

No. 4. Tenant—Mrs. Collins. This cottage with two rooms upstairs and two downstairs backs onto Nos. 4 and 5.

No. 5. This cottage is hemmed in by Nos. 3, 4, 6 and 7. There are three rooms upstairs with two rooms and a pantry downstairs. Tenant—Mr. Isham.

No. 6. Tenant—Mr. Mason. There are two rooms upstairs and two downstairs.

The tenants complain of inadequate and faulty drainage. This may be due to some degree to the low-lying position of the group of houses.

Just below the Baptist Chapel is a narrow courtyard at right angles to the road. There are four cottages owned by Mrs. Tinsley of Northampton. The cottages are damp, small and dark owing to lack of through ventilation and small windows. There seems to be overcrowding in most of the cottages and the sanitary conveniences are inadequate. There is no back way. Group II.

### **Hanging Houghton.**

The entire village is owned by the Isham Estate. A group of four stone cottages with thatch roofs are so placed that Nos. 3 and 4 obstruct each other.

No. 3, (Mr. C. W. Howlett) has one room and an attic upstairs and one room downstairs. The walls are damp and verminous. The thatch is badly in need of repair and there is no through ventilation. The position of the cottage in relation to Nos. 2 and 4 renders it to some extent inaccessible to light and air. For demolition. (Group I.)

No. 4, (Mr. A. E. Gibbins). This cottage has the same defects as No. 3, but vermin were not seen. (Group I.)

No. 2, (Mrs. E. Corby). There is a partitioned room upstairs and one room downstairs. The walls are damp and the windows upstairs are very small, so that ventilation is inadequate. The roof is in a very bad state of repair. (Group II.)

No. 1, (Miss Fuller). There is no through ventilation and the roof is in a very bad state of repair. (Group IV.)

No. 6, (Mr. H. Collier). This cottage has two rooms upstairs and one downstairs. A new roof and further window space is required. (Group IV.)

No. 8, (Miss Johnson). This cottage also has two rooms upstairs and one downstairs. The cottage is very damp and the ventilation is inadequate. (Group IV.)

### **Lamport.**

There are three stone cottages on the left of the road nearly opposite to the entrance to Lamport Hall. The walls appear to be sound, but the roof is in a bad state of repair. (Group IV.) (Tenants : Mr. J. G. Mabbutt, Mr. A. Tyrell, and Mrs. Tyrell.)

### **Draughton.**

The village belongs to Mr. Merton of Kingsthorpe.

There is a row of eight thatched cottages with two rooms upstairs and one downstairs. The cottages are in a good state of repair and have recently been rethatched. There are no windows at the back and the windows in the front are hardly large enough to provide adequate light and air. (Group IV.)

Opposite the above row of cottages is a row of brick cottages with tile roof. Although there is no *through* ventilation, the windows of each room are sufficient for their purpose.

### **Old.**

No. 2, is a small stone cottage with tile roof. There are two rooms upstairs and two downstairs. The ceilings are low and there is no through ventilation. The structure as a whole is in need of reconditioning. (Group IV.)

No. 3, is now one cottage made from two. There are three rooms upstairs and two downstairs. Part of the present cottage has low ceilings and inadequate window space. (Group IV.)

No. 4, is a stone cottage with a thatch roof in good state of repair. The upstairs ceilings are rather low. The access of light and air to this cottage is affected by 5, an outhouse which should be demolished. (Group IV.)

No. 7, is a stone dwelling with a thatch roof which is in bad condition. The walls are sound but more window space is required. (Group IV.)

At the top end of the village is a lane leading to a bridle path to Moulton.

Nos. 4 and 5. Owner—Mr. Bamford, Old. These two cottages have been made into one. The walls and roof are dilapidated and the ceilings are low. The window space is inadequate. The cottage is inhabited by an elderly couple and their labourer son. It is in a filthy condition. (Group III.)

No. 6, is a very small cottage with one room upstairs and one downstairs. The walls and tile roof require repairs, and the ceilings are very low. (Group II.)

No. 10. Owner—J. H. Smith of Old. This cottage has three rooms upstairs and two downstairs together with a scullery and lumber room. The roof is thatch covered with corrugated iron. The ceilings are very low and the upstairs floor is very bad. There is some through ventilation, but the windows are very small. (Group IV.)



On the left side at the bottom of the lane where the Post Office is situated are three old cottages. They have very low ceilings, and no through ventilation, while the window is small. (Group IV.)

### **Scaldwell.**

No. 1 is a stone cottage with a tile roof. The general structure is poor, both walls and roof needing repair. The ceilings are rather low, and there is no through ventilation. (Group IV.)

Nos. 4, 5, 6, and 7. Owner—Mr. W. B. Meadows, Scaldwell. Each cottage has two rooms upstairs and one downstairs. The cottages are small and the ceilings are low. There is no through ventilation. They are in a fair state of repair, but I would suggest that the four cottages should be made into two and the windows enlarged after raising the roof. (Group II.)

Nos. 8, 9, and 10. Three stone and brick cottages (owned by Town Well Estate). The only windows at the back of these three cottages are fanlights in the roof. There is none downstairs. The ceilings are low and the walls need repair. (Group IV.)

### **Pitsford.**

Triangular site near the Fox and Hounds. The position of the seven cottages relating to one another makes the access of adequate light and ventilation impossible. Nos. 1 and 2. These two small cottages have been made into one cottage with two rooms upstairs and two downstairs. (Owner—Capt. Drummond. Tenant—Mrs. Shirley.)

The roof is of thatch and is covered with corrugated iron ; the ceilings are somewhat low. There is very little ventilation. (Group I.)

Nos. 3 and 4, owned by Mr. Drage of Brampton, have insufficient space and no reasonable access to light and air. (Group I.)

No. 5 and 6, is owned by Mr. W. G. Beardsmore of the Fox and Hounds Inn, who is the son of the tenants. It originally consisted of two cottages which have now been made into one. The ceilings are low, but the windows are of fair size. The general structure is in good repair, but this group of cottages, as stated above, should be cleared owing to their relative positions to one another. (Group I.) The house is kept beautifully clean.

No. 7. Owner and tenant is a Mr. Matthews who is a hawker, and keeps the small shop in front of No. 7, (*i.e.* behind Nos. 1 and 2). Group I.

Walls and hovels are intermingled with this group of cottages and it would appear that it might be possible to demolish cottages 1, 2, 3 and 4, together with the hovels and recondition Nos. 5, 6, and 7.

Opposite this triangular block of cottages and next door to the Smithy is a cottage called "Sunny Cottage" (No. 8). The ceilings are low, and there is no through ventilation. There are two rooms upstairs and two downstairs, with a pantry or scullery at the back. This cottage interferes with the access of light and ventilation to an adjoining cottage occupied by Mr. Wood, and is at right angles to the street. (Group I.)

At the corner is a well-built stone and thatch cottage. Although there is no actual through ventilation the windows are of good size.

Nos. 10 and 11. Beyond the Co-operative store are two derelict stone and thatch cottages with low ceilings and no through ventilation. (Group II.) (Owner—Mr. Phillips.)

Nos. 12, 13 and 14. Three cottages belonging to the Pitsford Supply Stores and used as storehouses. An undertaking should be obtained that Nos. 13 and 14 are not used for human habitation as access of light and air is shut off by the Shop and the large private house adjoining. The inhabited house is occupied by Mr. G. Twisleton.

Nos. 15 and 16. Good condition. (Owned by Mr. Knightley, and Mrs. M. Turner.)

Nos. 17 and 18. Good condition, used by one tenant. (Owner—Mr. A. F. Burdett.)

No. 21. A stone and brick cottage with a tile roof. Two rooms upstairs and two downstairs. There is no through ventilation. Tenant—Mrs. Rigby, an elderly lady. General structure is poor. Group III.

Nos. 19 and 20. Uninhabited stone cottages with tile roof. The cottages are very dilapidated. Group II.

#### CRICK RURAL DISTRICT.

|   |     |     |     |     |     |       |
|---|-----|-----|-----|-----|-----|-------|
| Population                                    | ... | ... | ... | ... | ... | 2,404 |
| Total dwellings occupied                      | ... | ... | ... | ... | ... | 653   |
| Number of private families therein            | ... | ... | ... | ... | ... | 677   |
| Number of houses inspected                    | ... | ... | ... | ... | ... | 140   |
| Number of houses condemned                    | ... | ... | ... | ... | ... | 32    |
| Number of houses scheduled for reconditioning | ... | ... | ... | ... | ... | 39    |

The Crick Rural District consists of the eight Northamptonshire parishes which belonged to the old Rugby Union. There are no towns in the parish, and Crick, the largest village has a population of 683.

The district is within the area of the Northampton Electric Light Company, but there appears to be no general supply of either electricity or gas.

The water-supply, such as it is, is derived almost entirely from shallow wells ; there is no co-ordination.

There is no modern system of drainage in the district, but old surface drains are used here and there to carry off sink wastes. At Crick, but not elsewhere, there is a system of sewage disposal—by broad irrigation on land.

The number of dwelling-houses has increased by 27 in the last decade, while the number of families shows an increase of 47.

#### **Barby.**

A row of seven small cottages adjoining the War Memorial Hall. The owner of the five cottages nearest to the Hall is Mr. Hopkins and of the other two, Mr. Haddon of Barby. The cottages are built of brick, with tiled roofs. Each has two very small bedrooms, one living-room, and a dark unventilated pantry. The floor is below the ground level, and the walls are damp.

These cottages should be reconditioned. (Group IV.)

Behind and to the left of this row is a group of seven cottages consisting of two pairs at right angles to the road, and a row of three set farther back. The first pair is satisfactory. The second pair are owned by Canon Mitcheson ; one is tenanted by Mr. G. Bedding and the other is uninhabited. The roof is of thatch covered with corrugated iron. There is inadequate window space to all rooms and the general structure is very dilapidated. (Group IV.)

The row of four cottages behind (now used as two dwellings) have mud walls and roofs of corrugated iron over mud. The ceilings are low and there is no through ventilation. The pantries are not ventilated. These cottages are Parish Houses and are tenanted by Mr. T. Collins and Mrs. Bunyard. The cottages back on to the churchyard where the ground is well above the level of the floor. The walls are in a very bad state, the mud crumbling away so that notwithstanding the strenuous efforts of the tenants, it is almost impossible to keep the cottages clean. These cottages should be demolished. (Group I.)



On the other side of the War Memorial Hall, on the right of a road which runs towards the School, is a row of four cottages with low ceilings and insufficient window space ; there is no through ventilation. The cottages which are in a reasonable state of repair are dated 1745 and should be reconditioned to provide through ventilation and better conveniences. (Group IV.)

The building in which the Post Office is housed is hemmed in by Workshops and other structures which seriously affect the circulation of air to the part which is inhabited. (Group IV.)

On the right of the Post Office are two cottages now occupied as one dwelling. The owner is Canon Mitcheson and the tenant Mrs. Bedding. One end wall is of mud and the gable at the other end is covered with corrugated iron. The houses require reconditioning, and improvements in the area as a whole should be made. (Group IV.)

On the opposite side of the Green from the Memorial Hall is a defective cottage of mud and brick with a tiled roof. It is a two storeyed house and is owned and tenanted by a Miss Amy Smith. There are three rooms upstairs and two downstairs. Next to this cottage is an unoccupied shop which should be demolished to provide light and ventilation to the cottage. (Group IV.)

A brick cottage with a roof of thatch covered with corrugated iron (owned by Mr. Pittom of Barby and tenanted by Mrs. Byerley) fronts the street which leads from the Arnold Arms. This cottage has two rooms upstairs and two downstairs. The ceilings are low and the window space is inadequate for sufficient light and ventilation so that the bedrooms are dark and gloomy. The dwelling is in a very bad state of repair. For reconstruction or demolition. (Group II.)

On the other side is a house owned by Mr. Pittom. The tenants are Mr. and Mrs. J. Prestidge, an elderly couple who have lived here for many years. There are three rooms upstairs and three downstairs, one of the latter being so damp and badly ventilated that it is used only as a lumber room. The walls are made of mud, and the windows, doors, floor, etc., are in a very bad state of repair. The floor is about a foot below the level of the ground, so that the damp is a serious menace. (Group IV.)

On the Kilsby Road is an isolated cottage made largely of mud and roofed with thatch. This is owned by Mr. Pittom and the tenant is Mr. Linnett. There are two bedrooms, an attic, and two rooms downstairs. The thatch roof is in a very bad state of repair. The ceilings are low and there is no through ventilation. (Group IV.)

On the opposite side of the street and further along are two cottages owned by Mr. Messenger who lives in one of them. The other cottage is very old ; it has three bedrooms, two living-rooms and a pantry. There is a large superficial crack on the front wall, but the walls are thick. The tenants have made the most of the house, but it has many defects. The floor is below ground level, causing damp, while the window space is insufficient. (Group IV.)

Still further along on the opposite side of the street is a cottage with walls mainly of mud and a roof of corrugated iron over thatch. The tenant is Mr. Thomson, and the owner Mr. Pittom. The walls are very damp and the general state of repair is poor. The ceilings are low, and there is inadequate ventilation. (Group II.)

Between the Arnold Arms and the Green is a row of four cottages which have been converted into two dwellings. The dwelling nearer to the Arnold Arms is owned by Canon Mitcheson ; the tenant is a Mr. P. Hartwell. The walls are of brick, with a corrugated iron roof. The floor is below ground level and the walls are damp. The ceilings are low and the stairs are dangerously weak. The roof is bad. The premises cannot be repaired at a reasonable cost. (Group II.)

A row of three cottages (Owner—Mr. Pittom) tenanted by Mr. Hartwell, Mr. Haddon and Mrs. Creed are of brick and mud with corrugated iron over thatch roofs. The general state of repair is very bad. (Group II.)

Another similar cottage owned by Mr. Pittom is tenanted by Mr. W. Smith. In this case also the structure is so bad that demolition or complete reconstruction is necessary. (Group II.)



**KILSBY ROAD.**

Two cottages of brick with tile roofs owned by Mr. T. Pittom and occupied by Mrs. S. Herbert and Mr. Jack Goodman each have two bedrooms, and one living-room and pantry downstairs. The walls are bulging and held by stays ; the floors are rough and uneven ; the ceilings are in bad condition. Both cottages should be demolished. (Group I.)

Opposite Church Walk and next to the above cottages is a dilapidated cottage owned by Canon Mitcheson and occupied by Mr. Williams. The general structure is bad. This should also be demolished. (Group I.)

**Crick.**

At the first turning on the left before entering Crick on the road from Northampton is an uninhabited property used as a Fish and Chip shop. The ground floor is filled with lumber and the upper floor appears to be used as a barn ; it should be scheduled as unfit for human habitation. (Group II.)

The corner house adjacent to the shop is built of brick and plaster and has a slate roof. The structure is seriously defective and there is no through ventilation. The house should be demolished and cleared as it obstructs the access of light and air to the structurally sound house immediately round the corner.

The owner is Mr. Wills who lives in the latter house ; the tenant is Mr. Branston. (Group I.)

The lane which forks to the left as one enters Crick from the Northampton Road branches into two ; the left fork is a *cul de sac*. Three cottages in this lane which are built of stone and mud are in a very dilapidated condition. There is no through ventilation and they back on to some farm outbuildings. The owner is Mr. T. H. Cowley and the tenants are Mr. G. Cook, Mr. Burbough and Mr. Gray. These cottages should be reconstructed or demolished. (Group II.)

Beyond the Royal Oak Public House is a row of four brick cottages with tiled roofs ; in this row an archway, inappropriately labelled " Sunnyside " leads to two brick and slate cottages tenanted by Messrs. John Collier and Bradshaw. Each cottage has a partitioned bedroom, a living-room and a scullery ; there is no back door and no through ventilation.

These two cottages should be scheduled for demolition and clearance as they are obstructed by other property behind and hemmed in at the front by the four cottages referred to above. (Group I.)

**Kilsby.**

There is a small cottage near the Council houses owned by Mr. Dean of Clipston and occupied by Mr. D. Shelton. The cottage is built of brick and has a thatched roof covered with corrugated iron. The general structure is bad ; the walls are giving way, while internally the ceilings are low and the stairs dangerous. There is no through ventilation and the cottage should be demolished. (Group I.)

There are two small buildings owned by Mr. Hamilton Cowley behind the above property, one of which is occupied as a cottage by Mr. F. J. Healey ; this latter cottage has two bedrooms and two living-rooms. The walls are made of brick and the roof is thatch. The ceilings are low, the walls are damp and unsafe, and the house is liable to collapse at any time. (Group II.)

The other building is used as a barn, except that a ceiling and partition have been so arranged as to make an inhabitable room. This is occupied by the tenants of the above cottage—Mr. F. J. Healey. The structure is bad and unfit for human habitation. (Group I.)

Facing Malt Mill Green, there is a peculiar building attached to a barn. The upper floor has no windows and is, apparently, part of the barn. The ground floor which is used as a dwelling by Mr. Conopo has four rooms of a sort, but there are few conveniences. This dwelling ought either to be reconstructed to make a decent cottage or cease to be used for human habitation. (Group II.)

A detached cottage owned by Mr. Cowley and occupied by Mrs. Terry is constructed partly of stone and partly of mud. The walls are in a very bad state of repair and the thatch roof is also poor. The interior is more roomy, however, than one would expect from the outside, and although the ceilings are low, the house appears to be capable of reconditioning. Special attention should be given to the external walls. (Group IV.)

Nearly opposite this house on the right as one goes towards the green is a congested area of old cottages and brick houses which should be dealt with as an improvement area. Most of these are owned by Miss Goode. One house which is particularly badly situated is owned by Mr. Edward Hall of Kilsby, and occupied by Mr. Malin. There are two bedrooms and one living-room. The general state of repair is bad. Demolition and clearance of this house would improve the access of light and air to the surrounding cottages considerably. (Group I.)

Facing the street are three low cottages roofed with corrugated iron ; the ceilings are low and there is no through ventilation. The backyards are congested and inconvenient. These three cottages occupy a very obstructed position and they should be demolished and the site cleared. (Group I.)

At right angles to the street and in close proximity to the house tenanted by Mr. Malin is a row of three-storey brick and slate houses owned by Miss Goode. The tenants are Mrs. Gammidge and Mrs. Smith. The houses should be reconditioned to provide better ventilation, more space and more conveniences. (Group IV.)

A small brick cottage owned by Mr. Cowley and occupied by Mr. P. White has two bedrooms, a living-room and pantry. The floors are rough and in bad condition ; the ceilings are low and the bedrooms are ill-ventilated. The exterior walls are perished to a considerable extent.

It is doubtful whether this house can be reconditioned at a reasonable expense. (Group II.)

In Essen's Lane there are two cottages of mud and brick with a thatch roof covered with corrugated iron. They are owned by Mr. B. Cleasley and occupied by Mr. T. F. Goodman and Mrs. Stairs. Each has three bedrooms and two living-rooms. They are very damp and in a dilapidated condition. (Group II.)

Behind some houses facing the road, next to a barn, is a cottage owned by Mrs. D. Norton of Walton and occupied by Mrs. P. E. Wheeler. There are two bedrooms, two living-rooms and a pantry. The mud walls are wet and crumbling. There is no through ventilation and the ceilings are low. The floors are very poor while the stairs are unsafe. The roof is of thatch covered with corrugated iron. (Group II.)

In the Barby Road is an unoccupied mud building with a thatch roof covered with corrugated iron. It is owned by Mr. Cowley of Coventry and in such a dilapidated condition that it could not be made fit for human habitation. (Group I.)

Kilsby Post Office. This is a building of stone with a slate roof, behind which is a two storeyed house with a very dilapidated thatch roof. It is owned and tenanted by Mr. Sargeant. For reconditioning. (Group IV.)

#### **Yelvertoft.**

There is no really bad property in this village.

#### **Clay Coton.**

An old cottage in the lane owned by Mr. Gough and tenanted by Mrs. Wareing is structurally unsound and all the rooms suffer from damp. There is a corrugated iron roof laid over thatch. This house should be scheduled for reconditioning. (Group IV.)

Two old cottages occupied by Mrs. Shaw and Miss Bosworth respectively have been to some extent reconditioned and a corrugated iron roof has been constructed over the old thatch. Mrs. Shaw's house has two bedrooms, one living-room and a scullery. The gable end of the house is heavily overloaded by ivy which is causing serious structural damage and incidentally appears to be infested by fleas. This house should be reconditioned and better domestic conveniences provided. (Group IV.)



Several of the cottages in this village, particularly the one by the stream owned by Mr. Gough are very liable to flooding. Efforts should be made to reduce this risk, failing which the affected houses should be demolished. (Group II.)

#### **Lilbourne.**

A very minute cottage like a little box, owned by Mr. Croft and occupied by Mrs. Green, has one bedroom, one living-room and a small pantry. The occupiers are father, mother and two children. This house should be reconstructed to provide an additional bedroom and better domestic conveniences, or alternatively, demolished. (Group II.)

A house with a roof of corrugated iron, part of converted farm buildings is owned by Mr. Croft of Stretton-on-the-Fosse. It is occupied by Mrs. F. E. Halse (father, mother and four children). There are two bedrooms and two living-rooms, with a wash-house, sink and copper. The rooms are very damp and in an astonishing state of dilapidation. The floorboards are all loose and the rain comes in through the roof even as far as the living-room. This house should be either demolished or reconstructed to make a reasonable habitation. (Group II.)

Four cottages forming an L-shaped group, owned by Mr. Rouse of Hillmorton. The dwelling occupied by Mr. Draper accommodates father, mother and five children. There are three bedrooms and two living-rooms, together with a lighted and ventilated pantry. The bedrooms are very small and dark and there is one opening at the back 12 ins. by 10 ins. The floors are in a bad state of repair. There is no copper and apparently no water supply. Mrs. Jackson's house (father, mother and one child) has one bedroom and one living-room. There are no domestic conveniences. The mother has to keep her stores on the living-room table. Under the thatch there is a draughty roof of match-boarding. The tenant is a clean woman but she cannot keep the fleas in check.

Mrs. Davies' house is in rather better condition. The house occupied by Mrs. Stilgoe (husband and wife only) has a low living-room which badly requires repair and re-decoration. It has, however, through ventilation. The scullery has been improved by two new windows, but the floor needs repair. The two bedrooms are in a wretched condition, boards, ceilings and windows are broken, and thatch is visible at intervals through the ceiling. Rain comes in along the chimney breast. A partition six feet high and three feet below the ceiling divides one bedroom in order to make a third room. This house should be either reconstructed or demolished. (Group II.)

A row of four old cottages with slate roofs owned by Mr. F. Towers. Two of the cottages are vacant and derelict. The two at the end are occupied as one house (Mrs. Garratt). The structure is unsound. There are two bedrooms and two living-rooms. The bedroom floors are loose-jointed and broken. There is no ventilation at the back. The state of decoration is good, but even the window is falling out. Recommended for reconditioning. (Group IV.)

On the other side of the derelict buildings is a corner house occupied by Mrs. MacGregor and owned by Miss Towers. This house is in a much better condition and should be preserved.



## DAVENTRY RURAL DISTRICT.

|   |     |     |     |     |     |        |
|---|-----|-----|-----|-----|-----|--------|
| Population                                    | ... | ... | ... | ... | ... | 13,619 |
| Total dwellings occupied                      | ... | ... | ... | ... | ... | 3,761  |
| Number of private families therein            | ... | ... | ... | ... | ... | 3,779  |
| Number of houses inspected                    | ... | ... | ... | ... | ... | 410    |
| Number of houses condemned                    | ... | ... | ... | ... | ... | 220    |
| Number of houses scheduled for reconditioning | ... | ... | ... | ... | ... | 140    |

The Daventry Rural District is co-terminous with the old Daventry Union. The district is largely rural, but contains a number of large semi-industrial villages. Long Buckby might qualify for the dignity of a town, if it had any sanitation ; it has a population of 2,326. Three other parishes, Weedon Bec, Woodford-cum-Membris, and Braunston, have over a thousand inhabitants, and only three parishes have less than a hundred.

Practically the whole district receives current from the Northampton Electric Light Company, and the Long Buckby Gas Company supply a considerable area with gas.

A complete public piped water supply is available in three out of the 27 parishes. Four parishes have good private supplies and five are partly piped. The greater part of the area is dependent on shallow wells.

Five villages are wholly sewered, and thirteen utilise surface drains for conveyance of sink wastes, etc. Some form of sewage disposal exists in thirteen parishes, and in seven of these the system is modern and complete.

Eleven villages have arrangements for the removal of refuse.

The number of occupied dwellings has increased by 295 since 1921, and the census records an increase of 261 families.

The visitor to Daventry Rural District sees a great variety of conditions, good and bad, healthy and unhealthy, in the villages. Yet it would be churlish not to record one's lasting impression of this beautiful district—the woods of Fawsley and the heights of Staverton with their glorious view of the Warwickshire plain ; Canon's Ashby, Ashby St. Ledgers, and Winwick, on which the report is silent ; and the last, and perhaps most vivid impression of all, the lovely and serene village of Farthingstone.

**Floore.**

SPRING LANE. (Cottages on the left.)

The first of the group, adjoining the lane, is a brick cottage, every wall of which is out of alignment. No. 2, has very uneven floors and the ceilings appear about to fall in. The food cupboard is close to the gas-stove and its ventilating window faces west. The internal repair is such as to conceal the grosser defects of structure. Nos. 3 and 4 are poor thatched cottages, with their back walls buttressed. The gable end is merely lath-and-plaster and the end house is very damp and mouldy. The timber work generally is in a rotten condition.

I recommend the demolition of all except No. 6. (Group I.)

## SUTTON STREET.

Four cottages owned by Mrs. Hollis. These cottages have no back ventilation, and provide no conveniences of any kind. Their structural condition is deplorable, and their roofs are rat-infested. The single low windows allow no current of air to enter.

This row should be demolished and the site cleared. (Group I.)

## CHAPEL LANE.

Four derelict cottages occupied as three. No pantries, and the so-called larder is rat-infested. There is no proper water-supply. The roof is in holes.

These cottages should be demolished and cleared. (Group I.)

Opposite the above are two cottages which have been vacant for four years. It now appears that the owner intends to repair them. I consider this a pity, as they are not likely to be transformed into reasonably habitable dwellings. Reconditioning should be permitted only if it satisfies the requirements of the sanitary inspector. (Group II.)

## THE GREEN.

Three cottages. No. 1 adjacent to the road, is in fairly decent condition. Nos. 2 and 3, which lie behind, suffer from damp, owing to the high bank at the back.

The internal state of repair is poor. No. 3 particularly, has insufficient bedroom accommodation, with gable windows on one side only.

The two latter houses should either be thoroughly reconditioned or demolished. (Group II.)

## WORKHOUSE YARD. Lilac Cottages.

These cottages are in poor condition, but could possibly be reconditioned to give adequate accommodation. (Group IV.)

**Dodford.**

Opposite the school are two thatch roofed cottages with very low roofs. They are owned by Mr. Brown, who occupies one of them. The rooms are dark and ill-ventilated, especially the bedrooms, which are lighted one side only.

These houses require repairs and reconditioning. (Group IV.)

A neighbouring cottage (Owner-occupier—Mr. J. Turner) is structurally unsound, and has very dark bedrooms. For reconditioning. (Group IV.)

Four cottages on the right with red corrugated iron roofs :—(Owner—Mr. Nixon.)

No. 1. Two bedrooms and two living-rooms. The walls are very damp behind. There is through ventilation in the main bedrooms, but the windows are small and low. The smaller room is very close.

No. 3, is also damp and has very low dark bedrooms. This cottage is overcrowded.

This group of cottages should be constructed to provide better and brighter bedroom accommodation. (Group II.)

Three cottages beside the stream, owned by Miss Boyes, Weedon. This block has black corrugated iron roofs, and the gables are defective. There is a partitioned bedroom and a living-room. The food cupboard is dark and unventilated. The rooms are low and gloomy, but there is through ventilation on the ground floor. These should be demolished or reconstructed to make one, or possibly two good cottages. (Group II.)

Two cottages owned by Mr. Pickering require pointing and external repairs. (Group IV.)

A row of six cottages with their walls shored up, at right angles to the stream (Owner—Mr. Whiting, Castlethorpe.) These cottages are in a seriously dilapidated condition. At one

point the roof beams are standing on a prop, which is their only support. The living-rooms are small, dark and damp. In No. 2, the attic is mouldering away and the roof covered with patches. The thatch is low over the windows, and it is said to be infested with vermin.

These houses are unfit for human habitation and should be demolished and cleared. (Group I.)

Three cottages owned by Mr. Goode, The Rosary, Dodford. The ground lies high behind, causing damp. The thatched roof is in bad condition. These cottages should be reconstructed by raising the roofs and providing outbuildings and reasonable domestic conveniences. (Group II.)

A fourth cottage at the back of the above is inhabited by an old lady. It is in a very rickety condition, with low dark bedrooms. It should be demolished at the end of the existing tenancy. (Group III.)

#### **Weedon Bec., Lower Weedon.**

Four cottages owned by Mr. Roach of Daventry. The roofs are in bad condition.

No. 1. The rooms are narrow, and part of the ceiling collapsed a few days before my visit. There are three bedrooms in one, occupied by mother, father and five children, but the bedroom is unfit for use.

No. 2, has two bedrooms and two living-rooms. It has insufficient light and ventilation, and there are no windows at the back.

No. 3, is similar.

No. 4, inhabited by an old man, is in an incredibly filthy condition and is a danger to the health of the neighbourhood.

The first three of these cottages should be demolished and cleared on account of their unhealthy position, lack of space, and poor structure. (Group I.)

No. 4, should be considered in relation to the reconditioning of the tall three-storey end house, and should be closed as soon as possible. This end house No. 5, has quite good ventilation and would make a satisfactory house if reconstructed and provided with the space set free by the above demolitions. (Group II.)

WEST STREET. The row of brick cottages backing on the river, (numbered 21, 23, etc. to 35) and the court at right angles to 33—35 (numbered 1, 2, 3, 4.)

These houses are damp and placed in an unhealthy position. Apart from the fact that they are liable to serious flooding, their situation and the low level of the ground floors, renders them unfit for habitation. The present water-supply is polluted.

I recommend that the Court at the back of Nos. 33—35 (containing four cottages) be demolished and the site cleared. (Group I.) The remaining houses 21—35 should also be demolished, or at the very least reconstructed to provide higher floor-levels, freedom from damp, good water-supply and reasonable domestic conveniences. (Group II.)

#### **Braunston.**

The large village of Braunston occupies a healthy position on rising ground which commands “an extensive view into Warwickshire; and an interesting foreground to the landscape is formed by the church, the manor house, the parsonage, and a line of rural houses crowning the opposite summit.” Closer inspection to-day reveals less desirable features: the village is insanitary and its water is almost entirely polluted. These deficiencies, quite as much as the defective housing demand the immediate attention of the authority.

COVENTRY ROAD (WHARF). Three cottages on the left belonging to the Ecclesiastical Commissioners, have small and insanitary yards at the back. The position and the unsatisfactory structural condition of the houses is such that I consider them unfit for habitation. They should be demolished. (Group I.)



HIGH STREET. Miss Harrison's Property. (Site of old laundry.) The two cottages in front are dilapidated and in a bad position. They should be demolished and cleared. (Group I.)

Just behind the Post Office is a row of cottages (Owner—Mrs. Hargeaves) which were recently damaged by fire. They have since been covered with corrugated iron and the roofs have been raised by the insertion of several courses of brick. New closets with hand-flush have been installed.

I consider that the reconditioning of these cottages has not even reached a minimum standard. The roofs are still unsatisfactory, and the floors bad. No reasonable domestic conveniences have been provided. I recommend that these houses be further reconditioned so as to reach a decent standard of housing accommodation. (Group II.) Failing this, the whole block should be demolished and cleared.

CROSS STREET. This is a motley group of ill-constructed houses, few of which reach a minimum standard of housing accommodation. Some in the row have had their roofs raised and covered with corrugated iron, but there is no evidence of any serious attempt to recondition the houses in such a way as to make them reasonably habitable.

Three cottages on the street (owned by Mr. West) have through ventilation but there is little else to be said in their favour. At right angles is a group of eight wretched cottages, damp and dilapidated.

Cross Lane has a row of eight cottages which might reasonably be reconditioned. The remainder should be demolished and cleared. (Group II.)

South Cottage, The Oaks and The Elms (owned by Mr. Pittam) are also in bad condition. (Group II.)

One of the cottages owned by Mr. Fillingham ought to be demolished or reconstructed, the remainder are fairly sound. (Group II.) The block of three might be retained, and the one at right angles to the centre demolished.

I should like to see practically the whole of this area scheduled as a clearance area.

Six cottages on the left at the top of the village, owned by Mr. J. W. Berry. Owing to their bad position and structural condition they should be either reconstructed or demolished. (Group II.)

On the right, between good brick houses, is a dilapidated cottage for demolition. (Group I.)

Two very old cottages (Owner—Mr. Hall) near the school are sufficient for their present occupants, but should not be re-let at the end of the present tenancy. (Group III.)

### **Woodford Halse.**

HINTON. Nos. 1, 2, 3, 4, and 5 (Owner—Mr. Barras).

No. 1, has been reconditioned ; the roofs have been raised and slate-covered, so as to give good air-space and ventilation to the bedrooms.

Nos. 2—5 are low thatched cottages in a defective structural condition. The living-rooms have a low ceiling but there is through ventilation by means of a back door, and there is plenty of garden space behind. A lean-to shed at the back is used as a store or scullery. The partly partitioned bedrooms are very small, but have a fairly good window in front and a very small ventilating window at the back.

These houses should be reconditioned to provide more air space in the bedrooms, repairs to the stairs and general structure. (Group IV.)

At the end of the same lane are three thatched cottages owned by Mr. French, who lives in No. 1. The two in front are well-built eighteenth century cottages, but the roofs are low, and the head-room in the bedrooms insufficient.

No. 1, has two bedrooms, a landing, two living-rooms and a scullery. It is in a good state of repair and has sufficient ventilation. There is plenty of garden space. The bedroom floors are old and uneven, and, although well-kept, the rooms are low and rather dark.

No. 2, is similar, but not so large. (Group IV.)

No. 3, (at the back) is empty. It has one bedroom, a landing, and a living-room, and a scullery with a copper. The living-room has a rough brick floor, and only one window. The partitioned bedroom is extremely small, but has opposing windows. This cottage might be suitable for an aged couple, but is certainly unfit for a family. I recommend that it be scheduled in Group III., but so long as it is let to an old couple only, no action need be taken. (Group III.)

Three cottages opposite the Inn, owned by Mrs. Tucker. The accommodation is two bedrooms and two living-rooms. In No. 3, these rooms are really partitioned single rooms, very small and inconvenient, but sufficient for the needs of the couple who now occupy them. The pantry is unlighted and unventilated, and is obstructed by an old bread-oven. There is a sink, fed by water from a pump, in the living-room. The partitioned bedroom has fairly high windows and through ventilation. They are beautifully kept. (Group IV.)

A dilapidated old cottage owned by Mr. Higham, and tenanted by Miss Annis, is badly placed in relation to other buildings, and is in a very defective state of repair. It should be demolished and cleared. (Group I.)

A rambling old cottage, owned by Mr. Higham, and occupied by Mrs. Anderson. This house is well-built but in a neglected condition. There are three bedrooms, two living-rooms and a workshop. In the small kitchen, the ceiling is broken and unsafe. The ceiling in the middle bedroom is sagging, and the whole internal structure requires thorough reconditioning. (Group IV.)

The second cottage in this row (Owner-occupier—Mrs. Adams) and the third and fourth occupied by Mrs. Marriott and Miss Chadwick respectively, appear to be in good condition and have sufficient light and ventilation.

### **Byfield.**

CHURCH TERRACE. (Owner—Mr. Brooks.)

The six thatched cottages in this row are badly placed with their backs against the churchyard. The high level of the earth behind causes extensive dampness. Some recent improvements have been carried out—repairs to roofs, and a block of water-closets.

No. 1, occupied by Mrs. Ayles is very damp, and in Winter the water pours in, and makes a pool in front of the hearth. There is no pantry and no wash-house. One small window for each bedroom gives insufficient light and ventilation.

No. 2, with a single occupant, is similar.

No. 3, (Mrs. French) has two bedrooms and a living-room, the latter has a very rough floor and one small window only. The bedrooms are very small, and the tiny window at the back does not provide enough air and light. The ceilings, especially of the front bedroom, are badly broken and the paper is peeling off the walls.

No. 4, (Mrs. Shenton) is slightly larger, but in a similar condition.

Nos. 5 and 6 are of the same type.

On account of the bad position and structure of these houses, I recommend demolition and clearance. (Group I.)

The three cottages in front of this row (Owned by Mr. Humphrey) and the double cottage lower down (Owner—Mr. Tomlin) are better placed, and have good ventilation. Reconditioning is required. (Group IV.)

Five cottages owned by the Byfield Causeway Charities. Some improvements have been made (*e.g.* the construction of water-closets) but the roofs, floors and general structure are in very poor condition throughout. One tenant (Mrs. Cleaver) occupies two cottages, with a family of father, mother, two adult sons, and four young children.



In my opinion, these cottages should be either entirely reconstructed to provide modern conveniences, and better light and air to the bedrooms—or demolished. (Group II.)

A small cottage with a corrugated iron roof (occupied by Mrs. Haynes) has two very small bedrooms and a living-room. The condition is unsatisfactory and no reasonable domestic conveniences are provided. For reconditioning. (Group IV.)

In the cottage lower down, occupied by Mrs. West, there is no through ventilation, and the earth lies high behind, causing dampness. I recommend reconditioning. (Group IV.)

Two badly placed cottages (Owner—Mr. Hutt)—Cosey Corner. These have no through ventilation, and their roofs are in a state of dilapidation. I recommend their demolition or reconstruction. (Group II.)

Thatched cottages in Post Office Yard have been recently repaired and improved. The yards have been paved, floors and woodwork put in order, and plastering of walls and ceilings carried out.

Four seventeenth century thatched cottages near the chapel : No. 1 has an owner-occupier, Nos. 2 and 3 are owned by Mrs. Humphreys, and No. 4 by the chapel. These cottages are well-built and picturesque, and appear to be kept in good condition. I recommend only minor repairs and additions to domestic conveniences at the present time. (Group IV.)

CHURCH WALK. Three cottages at the lower end of the lane (1725). No. 1 has an owner-occupier, Nos. 2 and 3 are in poor condition and appear to be very damp,. The walls are out of alignment and the living-room floor is below ground level. No. 3 is empty. These cottages should be reconditioned. (Group IV.)

BANBURY LANE. A thatched cottage now owned by Mr. Checkley is unoccupied. If it is to be used as a separate dwelling-house, reconditioning would be necessary. (Group IV.)

Two dilapidated thatched cottages at the top of the lane, (owned by Mr. Bilson), stand in a rather obstructive position. No. 1, occupied by Mrs. Hilton, has a bedroom, a landing, and a living-room—to accommodate father, mother and four children. It is in an advanced state of dilapidation.

No. 2, (Mrs. Skay) has very small and low rooms. The ceilings are a bare 6 ft. high and the windows are small. The floors are broken and decayed. There is no pantry and no conveniences.

I recommend demolition and clearance. (Group I.)

The cottage owned by Mrs. Adams and occupied by Miss Batchelor is totally dilapidated and should be demolished. (Group I.)

A group of three thatched cottages (owned by Mr. Bilson) are dangerous. They are old high buildings which have been allowed to fall into a state of dilapidation. The roofs, ceilings walls and floors are all broken-down, and the external (gable) wall is cracking and showing signs of movement, both internally and externally. I consider these houses dilapidated and unsafe, and recommend their demolition and clearance. (Group I.)

Two cottages owned by Mrs. Bottomley—three bedrooms and two living-rooms. The roofs are fair, but the ceilings are low. The floors are rough and the earth lies high behind, causing dampness. For reconditioning. (Group IV.)

A thatched cottage (owner-occupier—Mrs. Rogers) is in a poor state of repair. There is a derelict cottage beside it. I consider that these cottages are beyond repair at reasonable expense, but I suggest that demolition be delayed until the end of the present occupancy. (Group III.)

A group of three cottages owned by Mr. Ekins, Northampton. No. 1—2 is a double house occupied by Mrs. Steel ; each half has a bedroom, a landing, and a living-room, to accommodate father, mother, and seven children (two boys and a girl are over thirteen). The house is very inconveniently arranged and in a poor state of repair. As in so many cottages of this type there is a good deal of waste space, amoying to the housewife, which might be made more to the purpose by reconstruction.



No. 3, occupied by Mr. George Care, has only one bedroom and a living-room. There is no through ventilation upstairs and the little house has a dismal appearance.

No. 4—5 has two bedrooms and two living-rooms. The internal condition is similar.

No. 6, is similar but has a slate-roof and slightly better external structure.

These houses are not fit for habitation in their present condition, and I think they should be closed and demolished. If, however, reconstruction is decided upon, it is important that it should be radically done (*e.g.* the double cottages should be made into proper individual cottages with three good bedrooms and two living-rooms). (Group II.)

### **Staverton.**

An irregular group of six badly arranged cottages, owned by Mr. Tom Green.

Of the first pair (on the left), No. 1, is void and derelict. No. 2, occupied by Mrs. Checketts (father, mother and six young children) has a low dark living-room, a small kitchen, and a ventilated pantry. It is in a wretched, dismal condition. The two small bedrooms are unsound; they are low and dark, with damp walls. The floors are broken and full of holes, and quite unsafe. The bearers are decayed. There is one small window which gives quite insufficient light and ventilation.

These two cottages should be demolished; if reconstruction is considered as an alternative, it should be permitted only on the strict condition that the whole building be gutted, and the shell used to make one decent cottage with three bedrooms and two living-rooms. (Group II.)

The second building consists of a cottage occupied by Mrs. Green, and a brick shed or barn attached to it. The cottage has a corrugated iron roof. The front wall is out of alignment. The living-room and the kitchen are very low and dark, and the only window at the back belongs to the pantry. The bedrooms have windows in front only.

This house should be either demolished or reconditioned to provide more light and ventilation both upstairs and on the ground floor. (Group II.)

The third block is a pair of cottages. The one occupied by Mr. James Terry has a bedroom, a landing and a living-room with a little pantry. It is exceedingly damp at the back on both floors, and the rain comes in through the rotten thatched roof. The landing room has a tiny window not made to open, and the tenant has had to remove a pane to secure enough air for respiration. The front window is larger, but rain comes in all around it. The ceilings are sagging.

The other, occupied by Mr. Thos. Shaw, is also dilapidated, but is slightly larger.

I recommend the demolition of these two cottages. Reconstruction, if permitted, would comprise raising the bedroom walls and re-roofing throughout, together with better windows, and extensive repairs. (Group II.)

No. 7, is a single small cottage with better windows. It has two small bedrooms, each with one window. It has also a wash-house and a pantry. This cottage is very small, but just sufficient for its present tenants, (husband and wife only). Demolition or enlargement should be considered. (Group II.)

**SCHOOL LANE.** This group comprises seven cottages. A pair on the lane, and an irregular group of five on the main road. This should be considered as a clearance area, excluding, perhaps, the detached brick cottage (No. 7) at the end.

Nos. 1 and 2, owned by Mrs. Duckett.

No. 1, occupied by Mrs. Reed, has two bedrooms and a landing, and two living-rooms. The living-rooms were recently repapered by the tenant, but already the paper has become mouldy, spoilt by damp. The floors are low and damp; the pantry also, though lighted and ventilated, is seriously affected by dampness. The bedroom floors are decayed and breaking through in many places. The rafters are affected by rot and have the texture of paper. The stairs are broken and unsafe.

No. 2, occupied by Mrs. Linnell, has one bedroom and a landing, and two living-rooms. The latter are low, ill-ventilated and dark. The pantry has some ventilation. The bedrooms are very low, with insufficient light and air. The floors are open-jointed and in holes. Many of the rafters are decayed.

These houses are badly arranged and dilapidated. I recommend their demolition and clearance. (Group I.)

No. 3, in its salad days, was an inn known as "The Old Barrel." (Owner—Mr. Swaffield.) It is a rambling old place with a thatched roof—all damp and ill-arranged. Some of the outhouses are ruinous. There are four bedrooms, two living-rooms and a number of nondescript sculleries and store-rooms. Both living-rooms and bedrooms are very low and dark. The floors are bad and the walls crumbling. Rain comes in at various points. The housewife has an impossible task to keep it in any sort of order. I recommend demolition and clearance. (Group I.)

Nos. 4, 5 and 6 are low thatched cottages owned by Mr. Atkins.

No. 4 occupied by a Mrs. Atkins, has two bedrooms and two living-rooms.

No. 5, (another Mrs. Atkins) has a bedroom and a landing and one living-room—to accommodate a father, mother, and three children (one boy of fourteen, a boy of twelve and a girl of ten).

The partitioned bedroom has one window in front and one behind. The floors are in fair condition, but the very low windows give a dismal air to the rooms. The roofs leak and the walls suffer from rising damp.

No. 6, occupied by Mrs. Shaw, has three bedrooms, two of which are entered from one another by a low doorway, two living-rooms and a wash-house. There are father, mother and five children (two boys over 13 years). This house has a low pervious roof and is very damp at the back. The bedrooms are low under the eaves, and inadequate for light and ventilation. The third bedroom has a separate staircase, with no through communication.

I consider that these houses are badly arranged, and so unsound structurally as not to warrant reconditioning or even reconstruction. I recommend that the six houses described above be demolished and dealt with as a clearance area. (Group I.)

No. 7, (Mrs. Mason) is a small brick cottage with a slate roof (owned by Mr. Atkins). It is fairly solidly built, and has recently been repaired and improved. It should be scheduled for better ventilation and the provision of more domestic conveniences. (Group IV.)

A brick cottage, with thatched roof, on the main road, is empty and derelict. (Owner—Mr. Burnham.) For demolition and clearance. (Group I.)

### **Badby.**

A group of four badly arranged cottages owned by Mr. Newport. The first pair, on the left, was once a lime-kiln. They form a tall brick house of three storeys, the walls of which show signs of extensive alterations. The houses are similar in accommodation, but No. 1, is occupied only by an elderly man and his niece, while No. 2, (Mrs. Cross) has father, mother and six young children.

The attic is unusable, and its floors are broken and dangerous. The two bedrooms are in fair condition and reasonably well lighted. The living-room, however, is very low and damp (ceiling 6 ft. 2 ins.) and is lighted by one poor window only. There is a pantry, but no wash-house. There are no domestic conveniences, and only two bucket closets are provided for the four houses. These have to be emptied on a very narrow space, which gives rise to serious nuisance.

Of the second pair, No. 3, is occupied by a widow, Mrs. Hodson, with her father and mother. It has two bedrooms and one dark living-room. The pantry is unventilated and there are no windows at the back at all. There is no wash-house.

No. 4, (Mrs. Ingram) is similar, but has a sort of accommodation for washing.



These houses require very great improvements before they can be considered as reasonably fit for habitation. If this is not undertaken, they should be demolished. (Group II.)

VICARAGE HILL. Three thatched cottages, owned by Mrs. Stowe, Barby, irregularly and badly arranged behind the main row on the hill.

No. 1, (Mrs. Pearcy) has technically two bedrooms and two living-rooms, although their small size hardly justifies the description. The main living-room is very small, low and narrow, and there is neither pantry nor wash-house. The bedrooms are small and low with one window each. The ceilings are decayed and the whole house is badly placed and very damp.

No. 2, (Mrs. Masters) is similar, but even smaller. Its partitioned living-room is damp at the back, and there is neither pantry nor wash house. The divided bedroom has no space for breathing under its low rafters, and the floors are decayed and broken.

No. 3, (Mrs. Gardner) has two bedrooms and three living-rooms, it is backed by earth on two sides and is very damp. No. 1, bedroom, on the left has two quite good windows, and the window of the other bedroom has also been renewed. The structure, however, is very poor indeed, and the roof is propped up in odd places to prevent it from falling in. This house is disappointing : its exterior suggests that it might be in a fair condition, but it is really unsound through and through.

I recommend that these three cottages be demolished, and the site cleared. (Group I.)

Two cottages backing against the side of a hill. The owner is Miss Judkins. No. 1, occupied by Mrs. Kilsby, has two bedrooms and two living-rooms. Behind is a very narrow deep yard, surmounted by high land. The living-rooms are small, dark and unfit for habitation. The bedrooms have small, low windows and are also unfit. There is no pantry or wash-house.

No. 2, (Mr. Griffiths) has one divided bedroom, and a dismal living-room. The ground at the back is above the level of the first floor, and the house is shockingly damp. The bedroom is a hopeless place, with one tiny window, and decayed, broken floors.

It is of utmost importance that these two cottages be demolished and cleared with as little delay as possible. (Group I.)

When the above demolitions are carried out, the old cottage (1728) which stands on the higher ground could be preserved and improved, with more space and better bedroom ventilation. (Owner—Mackness) (Group IV).

An old thatched cottage higher up (owned by Mr. Bird) is unoccupied. It appears to be in very poor condition and the earth lies high against its walls on two sides. This cottage requires further inspection to determine whether it should be demolished or considered fit for reconstruction. (Group II.)

An old thatched cottage close to the Church has an owner-occupier. Its condition appears to be unsatisfactory, and the front wall is out of alignment. (Group IV.)

### **Long Buckby.**

The village of Long Buckby clings to the summit and sides of a long, winding promontory of land which finally descends steeply into the Nene valley. If efficient sanitation were installed, it might become worthy of the description given by John Norden three hundred years ago : " This Place is very sweetly scituate for Corne and Grasse, and most sweete Ayre." The water-supply which has now been provided accentuates the need for sewerage and a modern system of disposal.

### **BUCKBY WHARF.**

Clark's cottages. The end cottage nearest the canal is partly used as a shop (Tenant—Mrs. Anderson). There are three bedrooms, a living-room and the shop. One bedroom is used only for lumber ; the other two are low and gloomy under the corrugated iron roof, and have windows on one side only. The living-room is damp, probably on account of nearness to the canal.



This cottage should be either demolished or reconstructed to provide protection against damp, better ventilation, and general repairs. (Group II.)

Opposite this is a cottage owned by Miss Blackman, with two bedrooms, two living-rooms and a dilapidated lumber-room. The cottage has been partially redecorated and some of its defects concealed. Walls and floors are really in very bad repair, and the house requires extensive reconditioning. (Group IV.)

**Long Buckby** (Upper—Northampton End).

A row of cottages on the right, going towards Long Buckby from Northampton, owned by Miss Blackman. These cottages are badly placed, and lie against a bank of dead ground behind. Their sanitary arrangements are seriously defective, as the families have practically no space close to the house, and have actually to cross the main road to reach the wretched privy closets which are provided. The water-tap, shared by three houses, is also on the other side of the road, and each closet is shared by two families. These conditions cannot be sufficiently condemned.

The first house of this row is empty ; it is a wretched little dwelling with one bedroom and a living-room, and possesses no conveniences whatever. The earth lies high behind, and there are no windows at the back.

The second house, occupied by Mrs. Ellis, extends towards the back, and has two bedrooms and two living-rooms. The latter is an ill-constructed half-partitioned room with a damp pantry, and a dilapidated scullery with mud walls at the back. The bedrooms are of fair size, but roofs, walls, and floors are all broken and patched. No housewife could have the heart to keep them in order.

The next house, occupied by Mrs. Dickens, is indescribably small and wretched. A recently married couple have to sleep in a space under the rotten thatch and rafters in which one cannot stand erect. In this so-called room they have literally to "crawl to bed."

In the neighbouring house, which has one bedroom and a living-room, another young married couple are just about to take up residence. The living-room is small and low, and has a lighted but unventilated pantry. There is no back-way. One reaches the gloomy little bedroom by exceedingly narrow stairs. The roof has been supported at sundry times and places, and just holds itself up. Paper is stuffed here and there between the rafters to keep out adventitious draughts and leaks.

The fifth of the thatched cottages, occupied by Mrs. Callow, has also one bedroom and a living-room. The pantry is unventilated and wet. The bedroom has been superficially improved by wallpaper and (once divided) has two small windows in front. It is still dark, however, as there is neither light nor ventilation from the back. The staircase is no better than a ladder.

These houses are badly arranged and dilapidated. No amount of reconstruction will improve their fundamental faults. They should be demolished and the site cleared. (Group I.)

The next pair of houses (Owner—Mr. Beaumont) is in better structural condition. The first of these is occupied by a relative of the landlord, and its neighbour has two bedrooms, and two living-rooms. There are no windows at the back, and the pantry is very small and badly ventilated. The bedrooms are reasonably airy. Reconditioning to provide better ventilation is advised. (Group IV.)

On the left of the road are two cottages owned by Mr. Bunting.

No. 1, occupied by Mr. Hunt has two bedrooms, a living-room and a scullery. The living-room window should be made to open. The bedrooms have through ventilation, but the floors and rafters are in bad condition.

No. 2, is occupied by Mrs. Reeves, who lives by herself. It is a poor little place with a thatched roof, not fit for habitation as it stands. There is one bedroom and a living-room.

I recommend that these two cottages be either closed and demolished, or entirely reconstructed to form one decent cottage. (Group II.)

Four cottages in the form of a square (right) owned by Mr. Robinson.

No. 1, at the back, occupied by Mr. T. F. Cooper, is a fairly large double cottage with a corrugated iron roof. It requires general repairs to woodwork, plaster, etc. (Group IV.)

No. 2, also a double cottage, requires general repairs. (Group IV.)

No. 3, (Mrs. Wells) has to accommodate father, mother and two children. This little cottage has one bedroom, and two rooms on the ground floor. The bedroom, so-called, is uninhabitable, and used for lumber only. The house is very damp, and the concrete-floored room used as a bedroom for the family is really quite unsuitable for the purpose. I recommend demolition and clearance. (Group I.)

No. 4, (Mr. Braunston) has two bedrooms and a living-room. The latter is small and low and the bedrooms are close under the rafters. I recommend demolition and clearance. (Group I.)

Further down on the right is a pair of cottages owned by Miss Blackman. No. 1, occupied by Mr. Terry, and No. 2, occupied by Mr. Leeson, have two small bedrooms and a living-room. They should be reconstructed to make one house. (Group II.)

In the next yard are three houses. No. 1 (on the left), occupied by Mrs. Burrows, has an attic, two bedrooms, a living-room and a scullery. It is dilapidated, with its floors in holes.

No. 2, (Mr. Butler) has the same accommodation, but the attic is unusable. The living-room and kitchen are very small.

No. 3, (Mr. Wells) is a double house. On the outside is a narrow and obstructive yard and it has no back windows. The bedroom ceilings and floors are decayed and broken.

I recommend the demolition and clearance of these houses. (Group I.)

The house on the front (Owner-occupier, Mr. Newitt) should be preserved.

Further down on the right is a row of old thatched cottages owned by Mr. Phillips.

No. 1, which is not occupied, is derelict.

No. 2, has an elderly occupant (brother of the owner) who lives by himself.

No. 3, (Mrs. Muddiman) has two bedrooms and two living-rooms, is well-decorated, but in poor structural preservation.

These houses should either be demolished or thoroughly reconditioned. (Group II.)

A row at right angles to the street, in a yard at the back of an old inn "The Boat" (which has now been cut up to make dwelling houses). There are five cottages in this row, with two bedrooms and a living-room. Three of these share an antiquated bucket closet which has to be emptied daily on a small plot of land. These cottages should be reconditioned to provide (a) ventilated pantries, (b) wash-houses, and (c) one water-closet to each cottage. (Group IV.)

Three thatched cottages on the right of the main street, owned by Miss Blackman.

No. 1, (Mrs. F. Thornton) has two bedrooms and a living-room, for father, mother and three children. The father has had fourteen days work in three years. The living-room and its coal-hole under the stair are very damp. The partitioned bedroom is very small and has one window in the gable to serve both sides of the partition—a very bad arrangement. The ceilings, walls and floors are crumbling with decay.

No. 2, (Mrs. E. Panter) is in a good state of decoration, as it was superficially put in order for the reception of the present tenant a year ago. I understand that the owner provided the material, and the tenant, who is a decorator by trade, carried out the work. The bedrooms have only one low window each.

No. 3, (Mrs. W. Goddard) is similar, and the bedrooms are very dark.



These houses should be demolished. As a just possible alternative they might be thoroughly reconstructed to make two decent cottages with raised roofs. (Group II.)

On the left of the main street, opposite the "Admiral Rodney" is a row of five old houses. (Owner—Mr. Home.)

No. 1, (Mr. W. J. Macdonnell) has two bedrooms and a living-room. The latter is dark and gets no sun at all. The pantry is lighted but unventilated. The bedrooms are light and airy, but partitioned only up to 6 ft.

No. 2, (Mr. R. Townsend) has similar accommodation. The living-room and the kitchen are low and dark, but the bedrooms are airy and have through ventilation.

No. 3, (Mr. J. Goode) is overcrowded. There are two bedrooms and a small landing to accommodate father, mother, girls of 20 and 14, a boy of 13, and three younger children.

No. 4, (Mr. J. H. Tippler) is similar.

No. 5, (Mr. W. Dunkley) has two bedrooms and a landing, and two living-rooms and a kitchen.

These houses are said to have been made out of an old wool factory. The closet accommodation and the drainage are primitive.

These houses should be reconditioned externally and internally, and be provided with better domestic conveniences. (Group IV.)

A curved row of three cottages (Knutsford Lane) backing on the grounds of the hall. These are narrow, slate-roofed cottages without through ventilation. There is a good deal of dead ground at the back. They should be reconditioned to provide better ventilation, and protection from damp. (Group IV.)

SKINYARD LANE. Cottage owned by Mr. Newitt and occupied by Mr. W. Eales. This cottage has one room to serve as kitchen-scuttery-coalhouse-pantry, and no back entrance. The divided bedroom has two low windows which give insufficient light and ventilation. Rethatching is required.

I recommend demolition or reconstruction with raised roofs, better ventilation, separate pantry, and access from the back. (Group II.)

#### BRINGTON ROAD.

An obstructive, mud-built cottage owned and occupied by Mr. W. Garnett. The dilapidated kitchen is used as a lumber-room. One bedroom is occupied. This cottage is sufficient for its present occupier, but should be demolished on the determination of the present ownership. (Group III.)

A pair of cottages with corrugated iron roofs, owned by Mr. Tom Burrows.

No. 1, is occupied by Mr. Walker, and No. 2, by Miss F. Muddiman.

No. 1, has a bedroom, a landing and a living-room, with a pantry to serve all domestic purposes.

This house is a glaring example of inadequate reconditioning. It amounts to mere patching, and is utterly unsatisfactory. It can give no pleasure either to owner or occupier to make a mere farce of reconditioning in this way.

The closets, to take an example, can only be considered as a bad joke: an old privy has been divided by an open-jointed wooden partition, and the tenants have had to secure some degree of decency by 'papering' the partition with pages of illustrated papers. The pan is of the antiquated short hopper type, and is insanitary.

This will not do. These cottages should either be demolished or they should be reconstructed, with proper sanitary conveniences, *strictly* in accordance with the specifications and instructions of the Sanitary Inspector of the Authority. (Group II.)



The small cottage (Owner—Mr. Burrows) occupied by Mr. Geo. Blincoe, should be closed at the end of the present tenancy. (Group III.)

The next house (owned by Mr. Burrows) is an eighteenth century stone cottage occupied by Mrs. Elliott. It has the usual partitioned bedroom, with fair ventilation. The back bedroom is rather dark, and the roof is patched here and there.

This house should be reconditioned. (Group IV.)

#### Co-operative Society Property.

(a) Two houses separated by a square, very small yard—occupied by Mrs. Letts and family. These houses are rather congested, but they are kept in excellent repair, and it would seem unreasonable to disturb the existing tenancy. They should not, however, be relet on its determination. They might serve as storehouses. (Group III.) (b) A smaller cottage, opening from the same archway, occupied by Mrs. Roberts. This cottage, which has a bedroom, a landing and a living-room is also well cared-for. But it is a very inconvenient cottage and badly placed. It should not subsequently be relet. (Group III.) (c) Old “farm house” cottages beside the Church, are being rethatched. They are soundly built of fine stone and should be preserved.

#### CHURCH ROAD.

(a) A curved row of cottages extending along the front from the blacksmith's shop.

(b) A pair of cottages behind, in a bad situation. (Owner—Mr. T. H. Green.)

The pair of cottages behind (b) are in a very bad structural condition and I do not think they are worth repairing. Each has a tiny partitioned bedroom with a small window. Mud, brick and stone are all mixed up in the structure. The living-room is very low and dark. I recommend their demolition and clearance. (Group I.)

With the clearance recommended above, it might be possible to save the rather picturesque old thatched cottages in the front row. (dated 1670.)

No. 1, (Mrs. L. Partridge) is very small—a bedroom, a landing, and a living-room with a tiny kitchen.

No. 2, is used as a store, and is dilapidated.

Nos. 1 and 2, might be combined to make a reasonable cottage. (Group II.)

No. 3, (Mrs. Ed. Partridge) has a partitioned bedroom, one section of which is only 7 ft. by 5 ft. ; another dark bedroom with a small window, and two living-rooms. The pantry is ventilated and there is a back door. For reconditioning and the provision of better domestic conveniences at the back. (Group IV.)

No. 4, occupied by Mrs. Odell, has been redecorated and is in good condition.

No. 5, (Mrs. Yeomans) is sufficient for its present tenant (single) but should not be relet. (Group III.)

A yard on the right of West Street has four cottages on the right ; these are badly placed against a coalyard and have no through ventilation. The owner is Mr. Letts.

No. 1, tenanted by Mrs. Jacobs, has one bedroom, a landing, and a living-room. The landing has only a skylight window at the back, and the bedrooms are insufficiently ventilated. The floors are broken. The pantry is unventilated.

No. 2, (Mrs. Ridgway) has similar accommodation. The partitioned bedroom has a single window supplying both sides with a minimum of light and air. “I hope I am not here in the Winter,” says the tenant. The pantry is unventilated.

No. 3, (Mrs. Cross) has three bedrooms of a kind, a living-room with an unventilated scullery. Upstairs the structure is all broken and decayed. The pantry has a window.

No. 4, which has the advantage of a gable window, is empty, but advertised for letting.

I consider these houses unfit for habitation and so badly placed that they cannot be made reasonably fit. They should be demolished and the site cleared. (Group I.)

"Barrack Row," in the same yard, has a better situation. It is owned by the Co-operative Society.

No. 1, (Mrs. Yorke) has a bedroom, a landing, and a living-room with a ceiling only 6 ft. 2 ins. high. The pantry is unventilated. Upstairs there are fairly good windows front and back, the latter opening on a field.

No. 2, (Mrs. Watson) has the same accommodation, but is in a less satisfactory state of repair.

No. 3, (Mr. Arthur Cross) is occupied by a single man who lives alone and is apparently incapable of keeping the house in a tenantable condition. He requires to be firmly dealt with.

No. 8, (Mrs. Bristow) and No. 9, (Mrs. Johnson) have similar accommodation and are in fairly good condition.

This row of houses should be reconditioned to provide good general repair, ventilated pantries, and other domestic improvements. (Group IV.)

In the next yard is a row of four houses on the right (nos. 1—4) a pair at the back (5 and 6) and a pair in front (Nos. 7 and 8). Mr. Coles is the owner.

No. 1, (Mrs. Kennell) has windows on the gable end, facing the street, but no through ventilation.

No. 2, (Mr. Colton) has a divided bedroom in a poor state of repair and decoration, and a living-room. The ceilings, walls and floors are crumbling and dilapidated, and the building is obstructive.

No. 3, (Mrs. Line) has a bedroom, a landing and a living-room, to accommodate a mother, two adult girls, and two adult boys. The pantry is unventilated, and there are no back windows.

No. 4, (Mrs. Mantle) is similar.

I consider that these houses are badly placed and not fit for reconditioning. They should be demolished and cleared. (Group I.)

Nos. 5 and 6, occupied by Mrs. Muddiman, and Mrs. Mason, respectively, have a much better position, and are well lighted and ventilated. They require reconditioning only. (Group IV.)

Down the lane on the left is an old slate-roofed brick cottage owned by Mr. Ashley and occupied by Mr. J. C. W. Devereux. It is in poor repair and stands in a bad position.

It should be closed and demolished. (Group I.)

Now we come to an extraordinary conglomeration of old unfit cottages scattered in disorder on the slope of the hill (Mill Hill).

The first of the group has Mrs. Lucas as owner-occupier. It is an aged and decrepit mud-built cottage, with living-room, bedroom, pantry and scullery on one floor. The upstairs room is covered with exposed thatch and is uninhabitable.

This house should be demolished, either at once, or at the end of the present tenancy. (Group III.)

The next house is owned by Mr. Haynes and occupied by Mrs. Ward. Its only habitable rooms are a bedroom and a living-room on the ground floor. It should be demolished. (Group I.)

The cottage owned and occupied by Mrs. West (father, mother, daughter and niece of thirteen) is a strange rambling place, with the rooms on various levels. One has almost to crawl to get from one bedroom to another; and to go out-of-doors to reach the second living-room. This house should be demolished at the end of the present occupancy. (Group III.)

The old mud-cottage owned and occupied by Mrs. Ellis (mother, two girls and a boy of 12) is hopelessly badly placed and has no windows at the back. It should be closed and demolished at the end of the present occupancy. (Group III.)

An irregular row of cottages on the hill :—

No. 1, (the lowest) is owned by Mrs. Letts and occupied by Mrs. West. It has three bedrooms, a living-room and a tiny 'workshop.' The pantry is ventilated but its window is only a few inches from Mrs. Ellis's house. This is not a real house; it is all jerry-built with creaking floors and doors, and badly made wooden partitions. There are no conveniences.

No. 2, (Owner—Mr. Tom Burrows) is occupied by Mrs. Husband. Its living-room is low and dark, and positively flooded out in Winter. The grate has been broken for two years. It is very damp throughout, and the bedrooms, although ventilated, are barely habitable on account of broken floor-boards, etc.

No. 3, (Mrs. Green) is owned by Mrs. Lucas. It has two bedrooms, a living-room and a scullery with a copper. The bedrooms and the stairs are dilapidated.

No. 4. Owned by Mrs. Tom Lucas, and occupied by her sister-in-law, Mrs. Lucas, has the most unbearably hot bedroom I have ever known. It has a kind of separate 'barn' with a bedroom above and a wash-house below. This is an extremely badly arranged house—damp, inconvenient and uncomfortable.

I recommend that the whole of this row be demolished and the site cleared. (Group I.)

**HARBIDGE'S LANE.** The cottage owned by Hopcroft and Norris, and occupied by Mr. Simons has a low dark living-room, with one window only and two small bedrooms; it should be scheduled for reconditioning. (Group IV.)

The old inn, owned and occupied by Mr. G. Bree and his brother, is occupied as two houses. It is a rambling thatched house in poor general condition, and requires extensive repairs and reconditioning. (Group IV.)

#### **Whilton.**

Four fine old houses owned by Mr. J. Harrison, Warwick, should be scheduled for reconditioning. (Group IV.)

An old thatched cottage owned by Mr. Gough and occupied by Mrs. Dunkley is a roomy place with four bedrooms and two main living-rooms. The outer wall is unsound, and the house in general requires reconditioning. (Group IV.)

The old post-office (owned by Mr. Adams) has two bedrooms and a living-room. It has fallen very much out of repair, and should be thoroughly reconditioned at the end of the present tenancy. (Group IV.)

#### **West Haddon.**

**BANK COTTAGES.** (Owned by Miss Seale.)

Nos. 1 and 2, occupied as one house by Mrs. Hadley, is very small and low, and should not be reoccupied as a dwelling-house at the end of the present tenancy. (Group III.)

No. 3, (Mrs. Lee) has a bedroom, a landing and a living-room. There is no wash-house and the pantry has to serve for coal and other domestic purposes.

No. 4, (Mrs. Eaglestone) has a partitioned bedroom and a living-room.

Nos. 5 and 6 are occupied as one house by Mrs. Nicholls. There are three bedrooms and two living-rooms.

These houses (3—5) require reconditioning to provide more ventilation and better domestic conveniences. (Group IV.)

Two cottages, owned by Miss Seale, standing on the right of the Guilsborough Road need reconditioning, and improved ventilation. (Group IV.)



## HIGH STREET.

Three houses at the back of a yard (Owner—Mr. Litchfield). These houses are so badly arranged as to be obstructive to other dwellings, and it is impossible to get enough light and air. The area is congested and unhealthy.

No. 1, occupied by Mrs. Hart, has two bedrooms and a living-room. The back bedroom is incapable of holding anything except the bed. The front bedroom is small and ill-lighted. The structural condition is very defective.

No. 2, (Mrs. Goodman) has one bedroom and a living-room. Its condition is worse.

No. 3, (Mrs. G. Townsend) is overcrowded ; there are two bedrooms for father, mother and six children.

There is nothing to be said in favour of these houses ; they are badly placed, ill-constructed and in an advancing state of dilapidation.

They should be demolished and the site cleared. (Group I.)

## WATFORD ROAD.

Three low cottages on the right (owned by Mr. Bigley) are badly placed and unhealthy. In No. 1, (Mrs. Kingston) the three bedrooms have only one low, small window each, and the doors and entrances were surely not intended for human beings. The earth lies high behind and there is dampness and lack of ventilation. There is general disrepair.

No. 2, (Mrs. King) is very small and cramped.

No. 3, (Mrs. Garrett) has the advantage of a gable window, but is otherwise similar.

These cottages should be demolished and cleared. (Group I.)

In the lane on the right of the Watford Road is a heavily buttressed cottage owned by Miss Atterbury. It is a rambling double house occupied by Mrs. Osborne. There are two usable bedrooms and one living-room ; the remainder is fit only for lumber. The partitioned bedroom is cramped and low and one has almost to go on hands and knees to the bed at the far end. The beams are arranged only 4 ft. above the floor level, so that broken heads are common.

I recommend this house for demolition. Alternatively only complete reconstruction with raised roof and full domestic conveniences would be tolerable. (Group II.)

The second house (occupied by Mrs. Bennett) is much better, but there are insufficient conveniences. When the first house is demolished, the space would be used to provide a good wash-house, lavatories, etc. (Group IV.)

Mr. Hancock's cottage has two bedrooms and a living-room. The floors are much decayed and the bedsteads break through to the living-room. This house is badly placed, but perhaps the obstructive outbuilding could be removed. Incidentally the house is dirty.

I recommend thorough reconditioning with removal of obstructive building. (Group IV.)

## RUGBY ROAD AREA.

A row of four low-lying brick cottages (owned by Mrs. Price). There are no back windows, and only one earth-closet between two occupiers. No. 3, is at the moment empty and is being re-decorated. It has a bedroom, a landing, and a living-room, with a small storeroom for coals, etc. There are no wash-houses or pantries. The bedrooms have one window each, with a wretched wooden partition between them.

Reconditioning must really go further than this. I have emphasised in general terms, and I must repeat in the particular case, the necessity of thorough work—the provision of proper domestic conveniences, wash-houses, pantries and closets ; of through ventilation, as a *sine qua non* of the reconditioned dwelling.

It is on these terms that I recommend that these houses be scheduled in Group IV.

#### SCHOOL YARD.

An old cottage with a corrugated iron roof, owned by Mrs. Inchley. This house requires roof repairs and general reconditioning. (Group IV.)

A row of three brick cottages (owned by Miss Seale). They are small and badly placed; but they have the minor advantage of a ventilating opening at the stairhead. They should be scheduled for reconditioning. (Group IV.)

#### Watford.

The cottages occupied by Mrs. Garratt and Mrs. Jacobs are in good general condition, but the privies are placed unpleasantly close to the houses. They should either be converted to earth-closets or preferably to water-closets and connected to a sewer.

At the lower end of the village is a narrow square yard, in which the houses are awkwardly placed.

No. 1, (Mrs. Shirley) has two bedrooms and a divided living-room. The two bedrooms have through ventilation, and the floors are good.

No. 2, (Mrs. Akers) has two bedrooms, two living-rooms and a scullery. The bedrooms are bright and airy. Pantry and wash-house are provided.

No. 3, (Mrs. Allen) has two bedrooms, a living-room, and a scullery. The pantry is badly ventilated, and the bedrooms also have insufficient ventilation. The provision of a third bedroom, with a new stair, and a lighted and ventilated pantry would be of advantage, or alternatively this house should be demolished to give more space, light and ventilation to the other houses abutting on the yard. (Group II.)

Of the second row No. 4, (Mrs. Field) has a bright front room, but only one pane of the window is made to open. The bedrooms are good and airy, with large windows. (Group IV.)

No. 5, (Mrs. Clark) and No. 6, (Mrs. Wright) would have better ventilation if No. 3, were demolished and cleared. (Group IV.)

There are no 'slums' in this village and the general structure of the houses is sound. Practically all the houses are provided with domestic conveniences.

#### Welton.

The housing conditions of this village are so poor that it is difficult to know where to make a start.

The L-shaped pair of old houses at the entrance to the village (Owner—Mr. Adams) is so dilapidated that I fear reconstruction would be useless.

The one occupied by Mrs. Benjamin has two bedrooms, a living-room and a scullery. The living-room has through ventilation, and the pantry is lighted but unventilated. The upper rooms are decayed inside and out.

The other, occupied by Mrs. Gulliver, has a low, dark, living-room, and a tiny scullery. There is no pantry. It is said to swarm with rats. The roofs are decayed and rotten and the ceiling has fallen in here and there. There is no through ventilation to the bedrooms, and one of them is so dark that one cannot read a newspaper at midday.

I recommend these houses for demolition; failing this, nothing short of complete reconstruction will be of any value. (Group II.)

The cottage owned by Mr. Adams and occupied by Mr. Collins has two bedrooms and a living-room. There is no wash-house and only a tiny pantry. There is one pit-closet for three houses. The place has been patched and patched, but no serious attempt has been made to put it into a proper state of repair. The cottage next door has similar accommodation and is in the same state of disrepair. I recommend these houses for demolition; but as a last resort they might be reconstructed to form one decent cottage. (Group II.)

The old thatched cottage occupied by Mrs. Bland is ill-ventilated and in a rickety condition. It does not seem to me to be worth preserving and I advise its demolition. (Group I.)

The cottage owned by Mr. Austin and occupied by Mr. Benjamin has two bedrooms and two living-rooms. The ground floor rooms have rough uneven floors, and the bedrooms have decayed rafters and broken open-jointed floors. There are low windows in front only. I recommend demolition or reconstruction. (Group II.)

A pair of small brick cottages owned by Mr. Geo. Miles could be reconstructed to make one cottage of reasonable size. (Group II.)

The row of cottages with a shop at the lower end :—

No. 1, (The Shop) is owned and occupied by Mr. Canham.

No. 2, (Owner—Mrs. Darby) is occupied by Mrs. Franklin.

No. 3, (under the same owner) is occupied by Mrs. Rockingham. It has a living-room a “lean-to” and one bedroom. The small pantry is unventilated.

No. 4, (Owner—Mr. Adams) occupied by Mrs. Mitchell has two bedrooms, a living-room and a “lean-to.” The old partitioned bedroom is out of repair. The bedroom windows are low—one on each side of the house. The lean-to is broken and the copper useless. The house is cramped and badly arranged.

No. 5, (Mrs. Waldron) is in a similar state of disrepair.

Nos. 4 and 5 should be demolished (Group I.) and the remainder reconditioned with raised roofs and more domestic conveniences. (Group IV.)

WELL LANE. (on the left of the Hill).

No. 1, is owned and occupied by Miss L. West, who sleeps on the ground floor and does not use the bedroom.

No. 2, (owned and occupied by Mr. J. Smith) is in a state of general dilapidation. The ceilings are sunken and the room low, dark and ill-ventilated.

No. 3, owned by Mr. Grainger, and occupied by Mrs. Bradshaw, has two bedrooms and two living-rooms. The latter have through ventilation, but the bedrooms are decayed and badly lighted. There is no pantry.

No. 4, (Owner—Mr. Grainger) is occupied by Mrs. Goode. It is overcrowded and has no domestic conveniences.

I consider that the whole of this ill-constructed and dilapidated row of cottages should be demolished. (Group I.)

Next to the Co-operative Store on the Main Street is an empty cottage owned by Mr. Lacey. It should be reconditioned. (Group IV.)

Opposite the Church are three cottages owned by Major Clarke. The roofs have been raised, and covered with corrugated iron.

No. 3, (occupied by Mr. Truss) has three bedrooms, two living-rooms and a scullery. The windows are low and dark, one to each room. The pantry is unventilated. The ceilings are broken.

These houses should be scheduled for reconditioning. (Group IV.)

On the opposite side, next to the Church, are three cottages (Owner Mr. Smith). The roofs have been raised since the War, and the condition of the structure is fair. For reconditioning. (Group IV.)

Ancient thatched cottages at the lower end of the village owned by Mrs. Hibbard.

No. 1, (Mrs. Harrison) has two bedrooms and two living-rooms. It is rotten with age and neglect, and practically derelict.



No. 2, (Mr. Wm. Bulger) has good light, and the flooring is sound. Only one of the two bedrooms is in use, and the other is hardly usable.

Mrs. Harrison's cottage should be demolished or reconstructed (Group II.), and Mr. Bulger's should be reconditioned. (Group IV.)

At the lower end also are two cottages with thatched roofs, owned by Mr. Austin. They have practically no back ventilation. The living-rooms are very small and the floors are broken and uneven. The roofs and chimneys are dilapidated. There is only one low window to each bedroom, and they are in a wretched condition of disrepair. There are no reasonable conveniences.

These cottages should be demolished. (Group I.)

### **Newnham.**

Two cottages, owned by Mr. W. Band: old farm buildings, are roomy but dilapidated. One has a thatched roof and the other is covered with corrugated iron. For reconditioning. (Group IV.)

A group of three cottages owned by Mrs. Key :

No. 1. The front cottage (Mrs. King) has two bedrooms, a living-room and a kitchen. It is fairly well ventilated and has a good pantry. The bedrooms have one window each. Their floors are old, but sound. For reconditioning and minor repairs. (Group IV.)

No. 2. The second cottage in the yard is occupied by Mrs. H. Russell. The living-room is small and dark, and has no back way. The tiny pantry has some ventilation. The two bedrooms have queer narrow windows, which give insufficient light and ventilation.

No. 3. (Mrs. Percy Burt) is a detached brick cottage at the lower end of the yard. It is absurdly small, covered with a roof of worn-out thatch. It is exceedingly damp throughout, and the rain positively drives through its perished brick walls. The bedrooms are pleasant enough, but the whole structure is unsound.

In my opinion Nos. 2 and 3 should be demolished and cleared. (Group I.)

"Nut Orchard" consists of four poor old cottages with mossed thatch roofs. They are seriously damp in winter, and both living-rooms and bedrooms are very dark and low. Occasional repairs have been carried out, but the cottages are badly placed and unfit. I recommend their demolition and clearance. (Group I.)

School Hill Cottages—three old thatched cottages owned by Mrs. Seawood. They face south-west and have fair light and ventilation. But the thatch is poor, and the earth lies high behind.

For reconditioning. (Group IV.)

Three cottages owned by Mr. Roach. The cottage occupied by Mrs. W. Wareing (father, mother and six children) is overcrowded. The partitioned single bedroom is badly lighted and ill-ventilated, ceilings, walls, floors and stairs are damp and miserable.

All three houses are unfit for habitation and should be demolished. (Group I.)

The house (owned by Mrs. Dingle) occupied by Mrs. Fred Cox, has two bedrooms, two living-rooms, and a scullery with a copper. The back wall appears to be falling out; the corrugated iron roof is insecure and the chimney is sitting perilously on loose stones. Both living-rooms are very low and the roofs are only 6 ft. above floor level. The rooms are damp and the ceilings are unsafe. The bedrooms are dark and close under the thatch. The floor has been cased in one room, but the beams and boards are broken and dangerous.

The house should be demolished. (Group I.)

**Everdon.**

The group of tiny houses owned by Mrs. Bradley (S. J. 1839) are badly arranged and have poor windows of the 'ecclesiastical' pattern, ('lozengy,' as Dr. Hunter calls them). They should be reconditioned to provide more space and better domestic conveniences. (Group IV.)

Two old cottages owned by Mrs. Hawkins lie below ground level at the back. The first, occupied by Mr. Dench, has two bedrooms and two living-rooms. In one bedroom the ceiling has completely collapsed, so that the door will not open. The other, a half-partitioned bedroom, is almost as bad : the ceilings are broken and the windows are dangerous.

Next door is a dilapidated empty house. It is incredible to what lengths people will go to patch up derelict houses—pieces of millboarding nailed on to a ceiling which is obviously on the point of falling in, and so on.

The third cottage is occupied by two very old people. It is all falling to pieces, and is so unsafe that its tenants should be moved in spite of their age.

The three cottages should be closed and demolished, but the workshop at the end of the row might be retained. (Group I.)

**Charwelton.**

A row of old cottages owned by Mr. Checkley is being gradually reconditioned. The one occupied by a very old lady obviously cannot be touched at the moment, but sooner or later the roofs should be raised and better domestic conveniences provided. (Group IV.)

A cottage owned by Mr. Brightwell and occupied by Mrs. Dale also requires reconditioning. (Group IV.)

**Helidon.**

Two cottages owned by Mr. J. Wareing are in a hopeless condition, and the one occupied by Mrs. Wareing is grossly overcrowded. These should be demolished or reconstructed to make one decent house. (Group II.)

A cottage occupied by Mrs. Partridge is an excellent example of sound and thorough reconstruction.

**EASTON-ON-THE-HILL RURAL DISTRICT.**

|   |     |     |     |     |     |       |
|---|-----|-----|-----|-----|-----|-------|
| Population                                    | ... | ... | ... | ... | ... | 1,449 |
| Total dwellings occupied                      | ... | ... | ... | ... | ... | 398   |
| Number of private families therein            | ... | ... | ... | ... | ... | 403   |
| Number of houses inspected                    | ... | ... | ... | ... | ... | 80    |
| Number of houses condemned                    | ... | ... | ... | ... | ... | 33    |
| Number of houses scheduled for reconditioning | ... | ... | ... | ... | ... | 40    |

This little district comprises three parishes of the old Stamford Union which lie within the boundaries of Northamptonshire. The largest village is Easton-on-the-Hill, with a population of 814.

There is no electric supply in the district, but the Easton Gas Company serve that parish.

The Rural District Council provides standpipes for the village of Easton, the supply being drawn from a stream by means of a ram. There is no system of sewerage in the district : Collyweston has a small scheme of disposal.

Refuse collection is undertaken by the Local Authority in all three parishes. The refuse is collected weekly by direct labour.

The number of occupied dwellings has increased by 35, and the families by 37, during the intercensal period.

There are no slum areas in this district and the great majority of the defective properties are capable of being rendered fit for habitation and provided with sufficient light and air. The three villages contain many fine examples of old stone built cottages roofed with Collyweston slates.

### **Collyweston.**

No. 1. A small cottage next to Woodward's (Owner—Mrs. G. Roberts, Wakerley), has two bedrooms and two living-rooms. The former have very low ceilings and no through ventilation. This cottage should be reconditioned to provide more light and air. (Group IV.)

No. 2. A cottage tenanted by Mr. Nash and owned by Mowbray's Brewery Company. There is no through ventilation, but the windows in front are of a fair size. (Group IV.)

Nos. 3—6, inclusive are owned by Mrs. G. Roberts.

No. 3. (Occupier—Mr. Stoker) is a double-fronted house with two bedrooms and two living-rooms. The walls are in a bad state of repair, and reconstruction, in part at least, is required. (Group II.)

No. 4. (Occupier—Mr. Barwell). This cottage has two bedrooms, a living-room, and a scullery. The roof requires attention. There is no through ventilation, but the scullery has a back door. For reconditioning. (Group IV.)

No. 6. (Occupier—Mr. Harrison.) This cottage has low ceilings and no through ventilation. The roof is in bad repair. This house is badly placed in relation to other houses and must be classed as obstructive. It is recommended for clearance. (Group I.)

No. 7. (Occupier—Mr. Tippler) is owned by Mr. Goodwin, Collyweston. This cottage is reached through a yard below the Post Office. It has one bedroom and a living-room, and no conveniences. It is hemmed in by other buildings on all sides, and should therefore be demolished and cleared. (Group I.)

No. 10. (Occupier—Mr. Thornton) is owned by Mowbray's Brewery Company, Grantham. It has three bedrooms and two living-rooms. The ceilings are low and ventilation and window-space are inadequate. For reconditioning. (Group IV.)

On the opposite side of the street to the Engine Inn are two cottages owned by Mr. A. Harrod. The walls and roofs are in a bad state of repair, and the houses require general reconditioning. (Group IV.)

No. 11. Below the village hall a detached cottage (owned by Mrs. Wade, of Barrowden) lies in hiding. It has two bedrooms and two living-rooms. There is no through ventilation. (Group IV.)

Nos. 13 and 14, are two somewhat dilapidated cottages (Occupiers—Mr. Storer and Mr. Goode), each with two bedrooms and two living-rooms. The roof is in good condition but the outer walls are in a very bad state of repair. The bedroom ceilings are low and there is no through ventilation. These cottages should be reconditioned. (Group IV.)

No. 15, also owned by Mrs. Wade, (Occupier—Mr. Skellet) is in need of structural repairs. (Group IV.)

No. 16. (Occupier—Mr. Bonner) is owned by Mr. G. Smith, Collyweston. This cottage has two bedrooms and a living-room. It is hemmed in on all sides, so that the rooms are dark and gloomy, and access of daylight and fresh air is impossible. This house should be demolished and cleared. (Group I.)

### **KETTON ROAD.**

Nos. 17 (Mr. Hand), 18 (Mr. Wood), and 19 (Mr. Skellet) have no through ventilation. Although their structural condition is fair, it will be extremely difficult to improve the ventilation, as the ground at the back reaches up to the level of the bedroom floors. The road has been built on this ground close up to the back of the houses. Demolition and clearance is recommended. (Group I.)



No. 20. (Occupied by Mr. Easterton) is a double-fronted cottage with three bedrooms and two living-rooms. The lack of through ventilation makes the rooms dismal, and the only window in the living-room does not open. For reconditioning to provide better light and ventilation. (Group IV.)

### **Duddington.**

A group of cottages owned by Mr. Goddard Jackson, Duddington.

No. 2. (Occupied by Mr. Dolby) is a rather dilapidated house with two bedrooms and a living-room. The house lacks space and domestic conveniences, and the rooms are dark owing to inadequate window-space : there is no through ventilation. (Group IV.)

Nos. 3 and 4, are empty and derelict and should be cleared. (Group I.)

No. 5, is empty, but might be made fit for habitation. (Group IV.)

No. 6. (Mr. Taylor) is a thatched cottage standing back from the main road. It has two bedrooms and two living-rooms. The ground lies 3 ft. 6 ins. above the floor level, giving rise to damp walls. The ceilings are low and the windows small. The thatched roof is in need of repair. Recommended for extensive reconditioning. (Group IV.)

No. 9. (Mr. Beswell) suffers also from lack of window-space. The roof is defective. For reconditioning. (Group IV.)

In the back lane are two cottages under the same ownership. They lie at right angles to each other. The one is unoccupied ; it has two bedrooms and a living-room. There is no through ventilation, and the walls are damp owing to the high level of the surrounding ground. The other, occupied by Mrs. Cunningham, has similar defects. The living-room floor is 18 ins. below ground level. One bedroom is very small and badly lighted. These cottages should be reconditioned and brought up to a reasonable standard. (Group IV.)

An L-shaped row of cottages opposite the village hall (Owner—Mr. Goddard Jackson).

Nos. 1 and 2, are occupied as one cottage (Mr. Seymour) with three bedrooms and two living-rooms. The walls are damp and show signs of decay. There is no through ventilation, and no drainage of any kind. The floor is two feet below ground level. This double cottage should be thoroughly reconditioned and rendered free from serious dampness. (Group IV.)

No. 3—4. (Occupied by Mr. King) is in a fairly good structural condition but the ceilings are low and there is no through ventilation. For reconditioning. (Group IV.)

Nos. 5 and 7, are empty and derelict. They should be demolished and cleared. (Group I.)

No. 6, (Mr. Winckler) has two bedrooms and a living-room. The ceilings are low and there is insufficient circulation of air. Scheduled for reconditioning. (Group IV.)

### **Easton-on-the-Hill.**

Opposite the Post Office is a row of three cottages (owned by Mr. R. Bradbury) which stands at the back of a shop.

No. 1, (Mr. F. Joyce) has two bedrooms, a living-room and a scullery, and Nos. 2 and 3 (Mr. Elliott and Mr. Woods) have one bedroom only. The structural condition of these three cottages is unsound, and their position relative to the shop in front prevents the access of sufficient light and fresh air. They should be demolished and cleared. (Group I.)

The Post Office has three bedrooms and three rooms on the ground floor. The roof is in a bad state of repair and there is no through ventilation. For reconditioning. (Group IV.)

CHAPEL YARD. Of the four cottages in this yard, Nos. 1, 2 and 3 have no through ventilation, and the low ceilings are sagging. They have two bedrooms and two living-rooms. These cottages should either be reconstructed to provide reasonable space and domestic conveniences, or demolished. (Group II.)

No. 4. (Occupied by Mr. G. Trowell) is in a much worse state of dilapidation and should be demolished at the end of the present tenancy. (Group III.)

Slater's Arms Yard. Three cottages owned by Mowbray's Brewery Company. Each cottage has one bedroom and a living-room. The ceilings are very low ; there is no back way and no through ventilation. The pantries should have windows. The floor is below ground level, and the walls are damp and in a state of decay. I recommend these cottages for demolition or reconstruction to reach modern standards. (Group II.)

An old cottage in Newtown is owned and occupied by Mr. Bonner. The building is dilapidated and should not be re-occupied on the determination of the present ownership. (Group III.)

#### Ashley Cottages.

These four cottages were built in 1916. They are in a good state of repair, and the ceilings are high, and the windows reasonably adequate. It is instructive, however, to note that houses built only seventeen years ago have no back way and no through ventilation. These deficiencies should be made good. (Group IV.)

#### NEWTOWN LANE. (Agent—Mr. Goodley.)

On the left are two small cottages at right angles to each other : the first, occupied by Mrs. Enton, has one bedroom and a living-room, while the other (Mr. Collins) has two small bedrooms and one living-room. The bedrooms are low and dimly lighted, and there is no through ventilation or back entrance.

Two cottages owned by Mr. Coleson lie further up the Lane. Their floors are 18 ins. below ground level, and the bedroom ceilings are very low and damp. There is no through ventilation.

These four cottages should be scheduled for reconstruction or demolition. (Group II.)

#### WEST STREET.

Opposite Browett's shop are two cottages owned by Mr. R. Bradbury. Each has two bedrooms and two rooms on the ground floor. The rooms are dismal owing to inadequate lighting, and there is no through ventilation. For reconditioning. (Group IV.)

A group of cottages owned by Mrs. Stokes, Easton, are huddled together in such a way as to interfere seriously with the free circulation of air. Nos. 1 and 2, on the front (Occupied by Mr. Bateman and Mr. Kent) require more windows in order to allow fresh air and daylight to come in. No. 3, behind is definitely obstructive to 1 and 2. (Tenant—Mr. Wooton.)

Each of the cottages has a partitioned bedroom and one living-room.

No. 3, should be demolished and cleared (Group I.) and then it will be possible to provide sufficient ventilation to Nos. 1 and 2. (Group IV.)

#### BELL STREET.

Below the Carpenter's Arms are four cottages, one of which (Tenant—Mrs. Phillips) is owned by Mr. Stokes, Normanton. There are two bedrooms, two living-rooms, and a scullery. The scullery ceiling has collapsed. There is no through ventilation, and the eaves of the house at the back almost touch the ground. This house is unfit, in its present state, for habitation ; it should be reconstructed or demolished. (Group II.)

Nos. 1, 2 and 3, Bell Street, (Owned by Mr. Browitt) are built of brick with slate roofs. Two of them have two bedrooms and a living-room, and the third has three bedrooms and two rooms on the ground floor. The general structural condition requires attention, and the ceilings are low. They are not sufficiently ventilated. (Group IV.)

No. 4, (Owned and occupied by Mr. Armstrong) which lies behind the above, is in a bad state of repair. It has no through ventilation and the obstruction created by the three cottages in front make its position so bad as to be injurious to health. This cottage should be demolished, and the site cleared. (Group I. or III.)

No. 5, is owned and occupied by Mr. Tyler ; it is a rambling, ill-constructed house with low ceilings and very little through ventilation. It should be scheduled for reconstruction and dealt with when circumstances permit. (Group III.)



Opposite the Blue Bell Inn is a row of cottages, the first two of which appear to be reasonably fit for habitation, but the farthest one, now used as a store, is becoming derelict. It should not be used for human habitation. (Group II.)

A row of three cottages in Church Street, at right angles to the road, is owned by Mr. Duncan, of Thornhaugh. Each cottage has one bedroom and a living-room, with very few conveniences. The first two (Tenants—Mr. Pollard and Mr. Baines) are in a poor state, but capable of repair, although none of them has through ventilation (Group IV.) ; but the farthest of the three (Mr. Ecton) is very badly placed and appears to be overcrowded. It should be scheduled for demolition and clearance. (Group I.)

#### GRETTON RURAL DISTRICT.

|   |     |     |     |     |     |       |
|---|-----|-----|-----|-----|-----|-------|
| Population                                    | ... | ... | ... | ... | ... | 1,368 |
| Total dwellings occupied                      | ... | ... | ... | ... | ... | 377   |
| Number of private families therein            | ... | ... | ... | ... | ... | 382   |
| Number of houses inspected                    | ... | ... | ... | ... | ... | 25    |
| Number of houses condemned                    | ... | ... | ... | ... | ... | 1     |
| Number of houses scheduled for reconditioning | ... | ... | ... | ... | ... | 12    |

This district consists of the six Northamptonshire parishes of the old Uppingham Union. Gretton, the largest village, has a population of 704.

There is no general supply of electricity or gas.

Gretton and Harringworth are partly supplied by means of standpipes, with water from public sources. Rockingham and Laxton have private piped supplies to which some cottages are connected. The rest of the district is dependent on shallow wells.

Most of the villages are either wholly or partly sewered—for surface water, and sink wastes, but Gretton only has a system of sewage disposal.

There is no system of refuse collection except at Gretton, where it is carried out by weekly contract. The number of dwellings and of families remained practically constant during the last decade.

The Gretton Rural District offers no target for the bullets of the housing critic. Rockingham, situated magnificently on the steep southern slopes of the Welland valley, is a village of which any County would be proud. Gretton also is picturesque and has many fine old cottages which should be jealously preserved. And a hundred years ago Pitt was much impressed by “some of Lady Carberry’s, at Laxton, which are both comfortable and ornamental.”

#### Rockingham.

Four thatched cottages at the lower end of the village have very low bedroom ceilings, with no through ventilation. Three of the cottages are double-fronted, and one has a single window only. The thatch is in a bad state of repair, but the walls are structurally sound. The occupiers are Mr. Wilds, Mr. Castleman, Mr. Wright, and Miss Gomer. These cottages should be scheduled for reconditioning. (Group IV.)

#### Gretton.

The houses are on the whole in a good state of repair and no badly placed groups requiring demolition were found. Several thatched cottages have low ceilings, but there is sufficient access for light and air.

Near the Blue Bell Inn is a stone cottage with a thatched roof, owned by Mr. H. Hunt. There are two bedrooms and two living-rooms. The ceilings are very low and there is no through ventilation. Walls and roof need repair. For reconditioning. (Group IV.)



**Wakerley.**

Cottage No. 2, (owned by The Marquis of Exeter) is at present uninhabited. Although this cottage is in a fair state of repair, it has very small windows, insufficient headroom, and no through ventilation. It should be scheduled for reconditioning before being re-let, to provide more window space and better ventilation. (Group IV.)

**Harringworth.**

No. 49, the first cottage on the right, coming from Gretton, has two bedrooms, two living-rooms, and a pantry. The floor is 2 ft. below the level of the surrounding ground and the tiles of which it is made are in direct contact with the earth. They have been forced up in places by ground water. The walls are damp and the thatched roof is decayed. There is little head-space in any of the rooms, (Tenant—Mr. Dalby). This house should be reconstructed or demolished. (Group II).

On the left side of the road and at right angles to it is a stone and thatch cottage with two bedrooms and two living-rooms. The ceilings are low and there is no through ventilation. Repairs are required to walls and thatch. (Group IV.)

Three cottages on the Seaton Road which face the Swan Inn have no through ventilation. The structure appears to be sound. (Group IV.)

No. 20. This is a stone dwelling with a tiled roof (Occupier—Mr. A. G. Knight). There is no through ventilation and the rooms are low. Walls and roof should be repaired. (Group IV.)

Adjoining No. 20, is a thatched cottage occupied by Mr. Kenney. The windows are small and ventilation is deficient. The structure is reasonably sound. (Group IV.)

**Laxton.**

All the cottages are in a good state of repair. The roofs are low, but windows have been enlarged without destroying the architectural design. They are sound rural cottages.

HARDINGSTONE RURAL DISTRICT.

|   |     |     |     |     |     |       |
|---|-----|-----|-----|-----|-----|-------|
| Population                                    | ... | ... | ... | ... | ... | 7,301 |
| Total dwellings occupied                      | ... | ... | ... | ... | ... | 2,086 |
| Number of private families therein            | ... | ... | ... | ... | ... | 2,100 |
| Number of houses inspected                    | ... | ... | ... | ... | ... | 230   |
| Number of houses condemned                    | ... | ... | ... | ... | ... | 77    |
| Number of houses scheduled for reconditioning | ... | ... | ... | ... | ... | 104   |

This Rural District is co-terminous with the old Hardingstone Union. It consists of twenty parishes, all with less than a thousand inhabitants. The population has decreased slightly during the past twenty years. The district is almost entirely rural in character, but in the course of the last twelve months or so suburban building has begun to develop in the neighbourhood of Northampton.

Nearly all the parishes are served by the Northampton Electric Light Company, and the Northampton Gaslight Company has also a large area of supply.

The water-supply in Hardingstone district is surprisingly defective : only one parish appears to have a public supply piped to individual houses. Two parishes have a public delivery to standpipes, and three have more or less complete private schemes. There is no co-ordination of water supplies, and many villages are wholly dependent on inefficient and contaminated shallow wells.

Ten villages are wholly sewered, and a further seven have surface drains of a sort. In all but three parishes there exists some form of sewage disposal.

Refuse collection is undertaken by the local authority in two villages, and in two other parishes there is a monthly contract.

The census returns record an increase of 119 occupied dwellings, and of 102 private families.

Hardingstone Rural District contains a number of delightful hamlets, and pleasant well-built, well-cared for villages such as Castle Ashby, Cogenhoe and Yardley Hastings. Nearly all the property in these villages is in excellent condition.

## **Milton.**

### **ANCHOR TERRACE.**

This yard consists of a well-built private house (Mr. Emery) and 2 cottages (Nos. 10 and 11) in front, and a row of 9 cottages (Nos. 1—9) extending backwards at right angles from the private house. The sanitary arrangements of the yard generally are poor and there is very little room for the convenience of housewives.

No. 1, (tenant—Mr. Bullimore) has one bedroom and one living-room and is occupied by husband and wife only. There is no pantry and coal has to be kept in the living-room. The living-room is small and dark, with the ceiling only about 6 ft. in height. The bedroom also is low and dark, and the rough stairs are falling in. The roof and floors are decaying.

No. 2, (tenant—Mrs. Twiselton) has two bedrooms and one living-room. The living-room is a little brighter, about 6 ft. 3 ins. in height. The pantry is dark and unventilated. The house is frequently overcrowded. The smaller of the two bedrooms has only a tiny window and is very dark.

No. 3, (tenant—Mrs. Watts) has two bedrooms and one living-room and there are four in the family. At the time of my visit the mother was standing in the small living-room attempting to do her washing with the aid of a tin bath of water being heated on the kitchen fire. The heat of the room was stifling, and the blazing sunshine outside only added to her discomfort. There is no pantry and there are no cupboards. Beetles and ants are constant visitors. The roof is sagging and the bedroom floors are in bad condition.

Nos. 4 and 5 are very similar, and the windows are very low indeed.

In No. 6, the floors are broken and rotten and falling away at the angle of the windows. The stairs are unsafe, and the pantry dark, damp and unventilated.

I understand that the land at the back of these houses belongs to the same landlord, and therefore there should be no difficulty in securing reasonable ventilation and light for these six houses. I recommend that these six houses be scheduled for demolition, in *lieu* of which only a radical reconstruction should be accepted. (Group II.)

Nos. 7, 8 and 9 are in better condition and are built in brick and slate. They have good roofs and floors and the pantries are ventilated. I recommend the provision of wash-houses and better closet accommodation. (Group IV.)

No. 10, (tenant—Mrs. Sweet) is overcrowded, as it contains 5 adults (2 male and 3 female), and 2 children. There are two bedrooms and one of these has only 10 ft. by 8 ft. available space. There is one tiny window in each bedroom.

No. 11, (tenant—Mrs. Cherry) is entered from the front. There are two bedrooms and one living-room. The latter has through ventilation, but in the bedrooms the air is stagnant. The outer walls of these two cottages appear to me to be unsafe.

I recommend demolition or reconstruction. (Group II.)

Cottage against Blacksmith's Shop (tenant—Ernest Crowley). This cottage has two bedrooms and one living-room. It has no windows behind and is gloomy in appearance. It should be dealt with by notice to provide (a) windows at the back (b) full accommodation for pantry, with ventilation, and (c) wash-house. (Group IV.)

Workhouse Yard. No. 1 (tenant—Mrs. Harrison) has one attic, one bedroom and one living-room, and is overcrowded. Eight in family. No. 2 (tenant—Mrs. Kingston). This house is typical. It is very dark, the ceiling being only 5 ft. 8 ins. in height. The inner walls are crumbling. The middle room has through ventilation, there being a tiny window at the back. The floors are rough. There is no wash-house, and the pantry is unventilated.

No. 3, (tenant—Mrs. Hurst). This house, which contains father, mother and four children, is also overcrowded. The attic is not really usable. The stairs and walls are in bad condition, and the former are steep and dangerous.

There is only a worm-eaten ladder from the middle room to the attic. The walls are always crumbling and are practically impossible to decorate. Nos. 1, 2 and 3 have thatched roofs and are in very bad condition.

Nos. 4, 5 and 6, are somewhat larger, and are built of brick and tile. No. 4, has two bedrooms and two living-rooms. There is no wash-house and the pantry is unventilated. Nos. 5 and 6 are similar.

No. 7, is a ruinous building which is unoccupied. I recommend the demolition of Nos. 1, 2 and 3, (Group II.) and thorough reconditioning of Nos. 4, 5 and 6, (Group IV). No. 7, ought to be demolished. (Group I.)

No. 8, on the opposite side of the yard, has more conveniences. There are three bedrooms and two living-rooms and no action appears necessary.

No. 9, which is a better cottage, is satisfactory for its present occupiers, but would not be suitable for a growing family.

#### Dunkley's Yard.

This row consists of quite well constructed brick houses, but unfortunately they face north, and no ventilation is provided at the back. The other windows are in good condition and of good size, but the yard tends to exclude sufficient light and air. It would be desirable for ventilating windows to be provided at the backs. (Group IV.)

The cottage in the centre of the yard (tenant—Mrs. Tack) has a window to the back bedroom which overlooks the closets, and the pantry window looks on the ash-pit. The rooms are very damp. I recommend the removal of the closets and ash-pit and general improvements and repair to this house. (Group IV.)

#### Stockwell Cottages.

No. 1, has one bedroom and one living-room and is very small for a father, mother and two children. The kitchen is hot and has a low roof, less than 6 ft. There is no wash-house and the bedroom has one window only, but a fairly lofty roof. I recommend demolition or reconstruction. (Group II.)

The other cottages have two bedrooms and two living-rooms, and are altogether better houses. I recommend minor repairs and improvements. (Group IV.)

#### Roads.

##### Wright's Yard.

This yard consists of a row of six cottages which are in very bad condition. No proper water supply is available and there is nowhere to put ashes and rubbish. The houses are damp and miserable and there is only one closet for three houses (hand-flush). The bedrooms are a fair size, but there is only one small window. They are very damp. In No. 3, the walls are crumbling and there is only a dark cupboard for a pantry. These houses are very badly situated and the structure is very unsound. I recommend demolition and clearance. (Group I.)



Cottages in the yard of Mr. Turner.

The cottage occupied by Mrs. Paradine suffers from damp owing to the earth being heaped up behind, and during storms the rain runs through the kitchen. I recommend reconditioning. (Group IV.)

Two cottages in the same yard (Owned by Mr. Pinchard) have no real windows at the back, and require much better ventilation. They should be demolished or reconstructed. (Group II.)

Two cottages owned by Mr. Giddings. The first of these (tenant—Mrs. Poynter) is in a poor state. The chimneys and roof are defective, and the earth lies high at the back, giving rise to dampness. The bucket closets are in very bad condition and are positively indecent. The second house, tenanted by Mr. Wallis, is slightly better, but the bedroom windows are low and the rooms very dark. Mere repairs will not be sufficient to put these two cottages in order. I recommend, either demolition or thorough reconstruction to the specifications of the Sanitary Inspector. (Group II.)

White Hart Yard.

These three cottages have no back windows, except tiny ventilators to the pantries. Both washing and cooking have to be done in the kitchen. I recommend reconditioning, with better household conveniences. (Group IV.)

Mrs. Ryan's Cottages.

The roofs of these cottages require repair. One of them (tenant—Mrs. Weldon) has low, dark and air-less bedrooms, one of which is unusable. The general structure is very poor. I recommend demolition or reconstruction. (Group II.) The remaining cottages of this property require chiefly roof repairs. (Group IV.) With regard to Mrs. Ryans' property, the whole yard requires to be re-organised to provide pantries and sculleries for the houses, and better out-buildings. The closets are in very bad condition. (Group IV.)

Repairs are also required to the two end cottages, now made into one (Owner—Cousins). The four bedrooms are of good size, but the living-room is in a bad state of repair. I recommend improvements to the living-room and out-buildings. (Group IV.)

### **Wootton.**

1. "Sunnyside." This row of five cottages (Owner—Mr. J. T. Dickens) is of substantial structure and have through ventilation. Unfortunately the back yards are very narrow and small and the foul-smelling privy closets are far too close to the houses. This serious fault should be remedied as soon as possible. (Group IV.)

2. Of three cottages owned by Mr. A. C. Mallard, two have recently been re-conditioned, but the uppermost cottage (tenant—Mrs. Shelswell) is barely habitable. The windows are on one side only, and the pantry is unventilated. This cottage should be re-conditioned. (Group IV.)

3. "Mount Pleasant." This group of cottages (Owner—Mrs. Frost) suffers from the same defects as Sunnyside, but in a worse degree. The back windows are quite insufficient, and the privies are only 3 ft. 6 ins. from the houses. As the field behind is stated to belong to the same owner, there is no valid reason why these houses should not be at once re-conditioned to provide efficient ventilation and healthy sanitary accommodation. (Group IV.)

### **Yardley Hastings.**

There is only one area in this village which may be described as unhealthy, but this is sufficiently bad to demand immediate attention. The area in question consists of (a) four houses bordering on Park Lane, and (b) two rows of cottages, partly back-to-back, extending at right angles to the above.

Of the front row, Nos. 1 and 2, (Owner—Wyatt) are very unsatisfactory. The walls are damp and the ceilings low. The inner walls are crumbling and impossible to decorate. The ceilings under the thatch are very defective. I advise demolition and clearance. (Group I.)

Nos. 3 and 4 (Owner—Johnstone) are no better. In the former the foundations appear to be giving way, and the floors slope at a dangerous angle. One bedroom of the three is very dilapidated. In No. 4, the outbuildings are in a wretched condition, and the whole house is damp and unhealthy. The scullery is falling to pieces. I recommend demolition and clearance of both houses. (Group I.)

The three houses at the back of the row owned by Miss Rickards are fairly substantial, but their position renders them unfit for human habitation. They are practically back-to-back and have no access to sunlight and fresh air. I recommend demolition. (Group I.)

Finally, there is a row of some fifteen cottages owned by Miss Rickards. If the houses referred to above were demolished, the amenities of this row would be greatly improved, and better ventilation at the backs could be introduced. I consider that these cottages are well cared for by their landlord, and are worth preserving and improving. (Group IV.)

### **Denton.**

Robinson's Cottages.

This row of dilapidated thatched roof cottages has nothing to be said in its favour. The walls are damp and crumbling and the wallpaper is constantly falling away. The tiny window to each bedroom is on the floor level, and affords neither light nor ventilation. I recommend the demolition and clearance of this row. (Group I.)

### **Brafield.**

1. Two old thatched cottages owned by Mrs. Tee, Brafield. In No. 1, (tenanted by Mrs. Barker) there is one bedroom and one living-room to accommodate father, mother and two children. There is neither wash-house nor barn, and the tiny pantry window does not open. The bedroom ceiling is a bare 6 ft. high and the low, bare rafters on each side are in bad condition. No. 2, (tenant—Mrs. Pickering) is slightly larger, but in an even worse condition. No part of the house is rain-proof, and the rooms are low and airless. The two so-called bedrooms are unfit for habitation. I recommend demolition and clearance. (Group I.)

2. The five cottages in front of these are also dilapidated. No. 1 (tenant—Mrs. Noon) has one bedroom and one living-room. There is no wash-house. The bedroom window is very small, but the room itself is lofty. The internal walls are crumbling. No. 2, (tenant—Mrs. Walter) is overcrowded. Father, mother and three children (one boy of 16) occupy a partitioned bedroom. No. 3, (Mrs. Ingram) has a very dismal bedroom, and the plaster is breaking down in many places. No. 4, accommodates two elderly invalids. There is no pantry and no wash-house, and only the single living-room can be used by the tenants for all purposes. No. 5, (Gautry) is small, but fairly sound.

I recommend that this row be either demolished or reconstructed to make three decent cottages out of the five. (Group II.)

3. Post Office Yard. This group of houses forms a congested area which should be radically dealt with. No. 1 house (tenant—Mrs. Bryan) has only one bedroom and one living-room, and is grossly and indecently overcrowded. It has to accommodate father, mother, boys of 20, 18, 12, and 6, and girls of 15, and 4 years. There is no room for anything but beds. The general structure is poor, and the floors are bad. The ventilation is shockingly inadequate. No. 2, (tenant—Mrs. Cox) is similar, but for a thin partition to the bedroom. No. 3, tenanted by Mrs. Robinson, has only one bedroom and is also overcrowded (father, mother, boys of 17 and 9, and a girl of 12 years). The walls are in bad condition, and the window edges are crumbling away. There is one poor window only to the bedroom; neither pantry nor wash-house is provided.

I have no hesitation in recommending demolition *and clearance* of these three houses, as they are unsound, unhealthy and obstructive. (Group I.)



The fourth cottage (Mrs. Clayson) is larger and better ventilated, and should be retained.

4. Three cottages at the lower end of the village owned by Mr. Ernest Robinson, Earls Barton :—

The first is tenanted by one old lady and is quite sufficient for its purpose. No. 2, (tenant—Mrs. Gayton) is not so satisfactory, and has only two bedrooms, one of which is an attic, for four adults and two young children. There is no wash-house and the pantry is unventilated. No. 3, one bedroom and one living-room is large enough for its present inmates. These houses should be scheduled for improvements in accommodation. (Group IV.)

5. Two old thatch cottages at right angles to the street. (Owner—Mr. Smythe, Little Houghton). One of these, tenanted by Mr. Jack Fitzhugh, has no back windows, and no ventilation for the pantry. The floors are springy and very uneven. This house should be scheduled for reconstruction. (Group II.) The neighbouring cottage, tenanted by Mrs. N. Fitzhugh, is in better condition.

6. One of the worst unhealthy areas in Northamptonshire is a group, known as Bilson's Row, which consists of three back-to-back tenements, and one at the end which runs 'through'. There are no pantries nor wash-houses, and the yard at the back is small and noisome. The houses themselves beggar description and I shall not waste time in giving details of their innumerable defects. I strongly advise demolition and clearance of the whole site with the least possible delay. Reconstruction should on no account be entertained. (Group I.)

7. Three cottages owned by Mr. Andrew Law, Brafield. No. 1, (tenant—Mrs. Arthur Roberts) has one bedroom and one living-room, in which father, mother and three children have to live. The living-room is very small, and there is neither pantry nor wash-house. There is only one closet between two houses. The bedroom has a high ceiling but only one poor window. No. 2, (Mrs. Shellard) has similar accommodation but a rather larger living-room. It is very low and dark. No. 3, (tenant—Mrs. Talbot) has one bedroom, a 'landing' and a living-room, and is inhabited by three adults and two children. There is neither pantry nor wash-house. The living-room ceiling is less than 6 ft. high, and the bedroom a bare 7 ft. The walls and general structural condition are very poor and the stairs are unprotected.

I recommend the demolition, or possible reconstruction of the three to make two decent cottages. (Group II.)

8. Two cottages owned by Mr. Sargent, Brafield. No. 1, is occupied by an elderly woman only, but No. 2, is overcrowded, grandmother, father, mother, two boys of 21 and 14, and two girls of 18 and 9 years. Recommended for repairs and improvements. (Group IV.)

### **Hardingstone.**

1. "Malting Place."

This is a very badly placed row of structurally unsound cottages, with a narrow, insanitary yard in front, and no space behind. There is utterly insufficient space for the access of light and air.

Nos. 1 and 2, form a double cottage occupied by Rimmington. Each has a bedroom and landing, and the family consists of father, mother, four girls of 20, 16, 9 and 4, and four boys of 19, 13, 11 and 6 years. It is therefore overcrowded. The bedroom, as divided, has one fair-sized window in front, and a mere skylight for the 'landing'. The walls are damp, the pantry is unventilated; the stairs are unsafe.

No. 3, is tenanted by Mrs. Quinnell (father, mother, and five young children). There is one bedroom and a landing (almost unusable), and a single living-room. It is grossly overcrowded and unhealthy.

No. 4, (Mrs. Griffiths) with similar accommodation, has to accommodate father, mother, a boy of 13, and a girl of 10. There is no ventilation worthy of the name.

No. 5, (Mrs. Cowley) with the same wretched accommodation has father, mother, three boys of 19, 17 and 13, and a girl of 15.



No. 6, (Mrs. Percy Johnson) has father, mother and two children. The landing is unusable, on account of damp.

In No. 7, Mr. Cox, who has known the house for 53 years, lives alone.

Nos. 8 and 9, form a single house with similar accommodation to 1 and 2. They have recently been repapered, but the paper soon flakes off from the damp walls. It is obvious that this row of houses must be demolished and the site cleared. (Group I.)

#### **Piddington.**

1. A row of very old thatched cottages owned by Mr. J. J. Martin, should be scheduled for improvements specified by the Council's Surveyor. (Group IV.)

2. A house off the main street (Owner—Longland) is tenanted by Mrs. S. Aldridge). There are two bedrooms and two living-rooms. The roof is dilapidated and the ceilings are sagging. Immediate attention is necessary. (Group IV.)

3. A group of eight cottages owned by Mr. Smith, Church Farm, requires repairs and improvements. (Group IV.)

4. Similarly, repairs and improvements are required to the group of cottages known as "Little End."

No. 7a, (tenant—Mrs. Chester), deserves special attention. The living-room ceiling is less than 6 ft. high and the upper floors are dangerous. There is no wash-house or pantry. This cottage requires reconstruction. (Group II.)

#### **Hackleton.**

The report prepared some time ago by Mr. Scott fairly represents my recommendations as a result of a joint inspection which we made in 1931.

The following properties were recommended for demolition and clearance. (Group I.)

Rodger's Yard. Three cottages at right angles to the street. They are hemmed in by other buildings, and it would be impossible, even by reconstruction, to secure enough light and the free circulation of air.

A cottage on the main road owned by Mrs. Banks, Hackleton, and occupied by H. Higgs and a neighbouring cottage at present unoccupied.

A cottage at the entrance to Meeting Lane, and two cottages in the adjoining jetty. (Owner—Mr. R. Higgins). The third cottage, tenanted by G. Haycock, is overcrowded.

In addition to the above, Mr. Scott referred to cases of overcrowding in the cottages occupied by G. H. Parris and F. Rose.

Twenty-seven houses were reported as requiring repairs and reconditioning under Section 17 of the Housing Act, 1930. I understand that these cases have been dealt with by the authority, so no further reference need be made to them.

## KETTERING RURAL DISTRICT.

|   |     |     |     |     |     |       |
|---|-----|-----|-----|-----|-----|-------|
| Population                                    | ... | ... | ... | ... | ... | 9,626 |
| Total dwellings occupied                      | ... | ... | ... | ... | ... | 2,576 |
| Number of private families therein            | ... | ... | ... | ... | ... | 2,592 |
| Number of houses inspected                    | ... | ... | ... | ... | ... | 128   |
| Number of houses condemned                    | ... | ... | ... | ... | ... | 48    |
| Number of houses scheduled for reconditioning | ... | ... | ... | ... | ... | 56    |

The Kettering Rural District consists of the twenty-eight rural parishes of the old Kettering Union. The area is partly divided by a chain of independent Urban Districts. It has two semi-industrial villages, Broughton and Corby, of more than a thousand inhabitants, but the remaining villages are rural in type, although three of them—Weekley, Warkton, and Barton Seagrave are close to the Urban District of Kettering. A good deal of suburban development, however, is taking place along the main road in the parish of Barton Seagrave.

The village of Corby is the cynosure of neighbouring eyes, owing to a large prospective development of the iron and steel industry in that area. The erection of new houses is taking place rapidly, but fortunately building is efficiently controlled throughout a wide area, under the provisions of the Town and Country Planning Act, 1933. The Kettering Rural District Council keeps a watchful eye on these developments, and one need not contemplate the possible creation of new unhealthy areas.

A considerable part of the district receives electric current from the station of Kettering Urban District Council, but there is no gas undertaking in the area.

A complete public water-supply is available in six parishes, and private systems serve five others. The remaining seventeen parishes have to rely on shallow wells. There is no effective co-ordination of water-supplies in the district.

Eighteen parishes are wholly sewered, and a further four have some form of sewerage. Some system of sewage disposal exists in twenty-one parishes, and three of these have complete modern works.

Many authorities provide public tips for refuse. Fortnightly collection is carried out by direct labour in two parishes, and by contract in four. In five parishes a monthly collection is made, and one village has a weekly collection by direct labour.

Progress towards the installation of a water-carriage system is slow, chiefly on account of lack of co-ordination of water-supplies.

The population of Kettering Rural District has increased since the 1921 Census, from 9,197 to 9,626. The number of occupied dwellings and of families has increased by 308.

A general inspection of the district leaves with the observer the impression that there is a good deal of very old cottage property in the villages, but very little dilapidation. This suggests that the local authority has taken a continuous interest in village property over a large number of years, and so has not stored up for itself so many housing problems as some of its neighbours.

**Broughton.** In this village there are a number of cottages which one would have wished to see with greater surrounding air-space, but none in which the defect is so severe as to require demolition. In some cases the owners should be pressed to provide better accommodation for the storage of food : (*e.g.*, in the Row belonging to Mr. John Richardson). There are two dilapidated cottages in the valley which should be scheduled for demolition, when they become vacant. (Group III.)

**Cransley.** The houses are on the whole in good condition : in one case a good row of brick cottages is spoilt by having a bad system of refuse disposal in a shallow brick "trough" which gives rise to nuisance. (Group IV.)

**Pytchley.** A row of four cottages owned by Col. Haycock has recently been reconditioned ; this is a pity, I think, as the cottages are most inconveniently placed against farm buildings, with far too little space around them. Even the closets have to be placed on the other side of the road—a most unsuitable position. I do not recommend any action now, but the moral of the tale is that houses so unsuitably placed as these should not be reconditioned, but demolished. Again, there is a ‘double-three’ set of back to back houses, (owned by Jolly), and a seventh cottage belonging to the same owner lower down. In my opinion these cottages ought to be scheduled for demolition, but the owner would be permitted to reconstruct them to form three cottages with through ventilation. (Group II.)

Several other cottages at the lower end of the village require extensive repairs, and it is doubtful whether the one owned by the Parish Council is worth the trouble of reconditioning. (Group II.)

**Cranford St. John.** This village contains a number of inconveniently narrow yards running at right angles to the main street. In particular a row, (Owner—Mrs. Battle) of badly placed little houses with low roofs, and with very few conveniences might be greatly improved. (Group IV.) Some other cottages have recently been done up with good results.

**Cranford St. Andrew.** Most of the houses are in fair condition, but the two cottages on either side of the entrance to the estate are in need of roof repairs. There is also a row of picturesque cottages standing on a curve of the road ; these are very much shut in at the back, and an effort should be made to secure better spacing of the yards. (Group IV.)

**Geddington.** This village suffers more than the others in the neighbourhood from congestion of buildings. There are two ill-constructed cottages (Owner—Mrs. White), with poor ventilation and dark rooms. They are very inconveniently placed, and I think they ought to be closed at the first opportunity. (Group II.)

A group of cottages on the left of the main street, (going towards the Cross) has a very closely packed arrangement ; (Owner—Mrs. Abrams) and should be treated as an improvement area ; it is probable that the demolition of one house of the group would make room for access of sufficient light and air for the others. (Group II.)

Much more serious is the position of a row of houses in Star Lane. These cottages face in a northerly direction and abut on a butcher’s yard behind. There is no through ventilation, and the rays of the sun have never penetrated to a single room. The general structure is poor and I have no hesitation in recommending their demolition as unfit for human habitation. (Group I.)

In West Street also there is a good deal of congestion ; the two houses next to the Star Inn should be scheduled for improvement, as their present condition is highly unsatisfactory. The state of the area on the other side, notably 38, 39, and the four old houses of the Duke’s property, (Nos. 41 etc.,) together with several other poor properties, should be scheduled for improvement. I consider that these houses should be dealt with comprehensively as an improvement area, demanding a scheme of extensive reconstruction. (Group II.)

**Stanion.** Many of the cottages in this village are old property, which would benefit greatly by repair carried out on a generous scale, but there is no area which I should schedule for clearance. I would direct attention to Nos. 15, 16, and the P.O. cottage. (Group IV.)

**Weldon.** I must direct particular attention to the property known as Croot’s Yard. Here four houses stand in a courtyard about eight yards square ; at first sight they seem to be fairly well-built, but closer investigation reveals that they are in a disgusting condition. Apart from the obvious overcrowding and uncleanness they are in my opinion unfit for human habitation and ought to be demolished. (Group I.)

The small cottage (Owner—Mr. Melville) at right angles to the road from Little Weldon to Corby should be condemned, as it is structurally unsound and has no ventilation. (Group I.)



The cottages in Lammie's Yard (2) are poor little places, and should be scheduled for improvement. The three houses, brick built, owned by Mr. Spenlove, are in very poor structural condition, with wretched closet accommodation. I consider that they ought to be scheduled for clearance. (Group I.)

**Cottingham.** This village presents great difficulties to the inspector of housing as many of the old properties are practically dug into the hillside. It has the unenviable distinction of possessing what practically amounts to a slum area. This district is triangular in shape and lies on the north of the Corby Road on the west side of the village, and is bounded on the north-west by the Cottingham—Rockingham Road. It is bounded on the north-east by a lane which joins the two roads. This very congested area contains some 50 cottages several of which are already in ruins ; in the centre lies a public house. I consider that the whole area should be scheduled as an improvement area and that plans should be made to specify the necessary clearance in order to give sufficient light and air to the majority of the buildings. In particular a row of four ill-constructed brick cottages fronting on the main street, opposite the Wesleyan Chapel, together with two buildings attached to them—not used for human habitation—should be demolished. (Group I.) These four cottages are in very bad condition and are dug into the hill in such a way that the earth lies against their upper stories. Immediately behind the building which lies at the western end of this group is an obstructive dwelling-house which ought also to be demolished. The ruinous houses at the back of the triangle should also be cleared and no further building should be allowed in the area. I notice, with regret, that what appears to be another dwelling-house is at present being put up immediately at the back of the public house. Lower down is a dilapidated cottage in a small triangle at the Cross Roads ; this cottage has no ventilation at the back and is in a very bad state of repair ; it should be demolished also and the triangle cleared of buildings. The remainder of the village is in reasonably fair condition, except for some houses in Water Lane and in particular the row of three cottages close to the church, the middle one of which is badly in need of roof repair. Farther up Water Lane on the right-hand side going up from the church are two cottages (Owner—Simpson) which are obstructive buildings ; they have their backs to the lane and are in poor general condition and, in my opinion, ought to be scheduled for demolition as badly placed buildings. (Group I.)

**Middleton.** In this village the buildings are less hemmed in than in Cottingham. In Bamford's Yard (the first row of dwellings on the right as one enters from Cottingham) are four cottages at right angles to the road with very narrow front yards and no back windows ; these should be scheduled for improvement. At the top of the hill two cottages owned by Mrs. Hayward have thatched roofs in a very bad state of repair ; the further one has a very low ceiling on the ground floor and small bedroom windows almost at floor level ; general structural condition is poor and this cottage should in my opinion be scheduled in Group II. as only complete re-construction will be of any real value.

#### **Loddington.**

Most of the properties in this village are in good condition and have enough light and ventilation. The only group requiring special mention is a mass of cottages in a small yard, known as "The Square." The state of internal repair varies to some extent in the different cottages, but in general it may be said that the roofs are unsound, the walls broken and the plaster perished, especially around the windows. The bedroom floor-boards are old and decayed, and the furniture is always perilously near breaking through. The bedrooms of each house—one bedroom and a landing each—are gloomy and insufficiently ventilated. The stairs are broken and, in Mrs. Cawkill's house, dangerous. In the same cottage the ceiling is broken and the rain comes in at several points. The housewife has to go more than a hundred yards for water. There is no pantry, and the only place for food-storage is in the passage to the stair. In Mrs. Lee's house (No. 2) one can see daylight through the bedroom ceiling, and the paper hangs in festoons from the crumbling plaster. There is no wash-house, and no domestic conveniences. The closets are badly arranged and insufficient.

I consider that these cottages ought to be demolished : the only possible alternative would be reconstruction—not merely reconditioning—to make three or four decent cottages. (Group II.)

## MIDDLETON CHENEY RURAL DISTRICT.

|   |     |     |     |     |       |
|---|-----|-----|-----|-----|-------|
| Population                                    | ... | ... | ... | ... | 2,349 |
| Total dwellings occupied                      | ... | ... | ... | ... | 629   |
| Number of private families therein            | ... | ... | ... | ... | 632   |
| Number of houses inspected                    | ... | ... | ... | ... | 63    |
| Number of houses condemned                    | ... | ... | ... | ... | 21    |
| Number of houses scheduled for reconditioning | ... | ... | ... | ... | 26    |

This district comprises two separate strips of land cut off from the main body of the old Banbury Union. Only one of its nine parishes (Middleton Cheney) has over a thousand inhabitants, and two have a population of less than a hundred.

There is no service of gas or electricity in the area. No public water-supply appears to be available except at Lower Boddington and Overthorpe. Nearly all the villages are sewered, and some system of disposal exists in six parishes. The Thames Conservancy Board keeps watch over the river Cherwell.

The population of the district has decreased during the last twenty years from 2,574 to 2,349. Housing development within reach of Banbury might well be encouraged. There is an increase of 29 in the number of occupied dwellings and of 25 in the number of families.

**Aston-le-Walls.**

1. Two small cottages off the main (Chipping Warden—Lower Boddington) road have two bedrooms and two living-rooms. Repairs are necessary. (Group IV.)

2. Almost opposite are two cottages built of stone, with slate roofs. The walls and the roofs are in a very bad state. The tenants are unsatisfactory and there is some overcrowding. For reconditioning and structural repairs. (Group IV.)

3. A lane on the left of the main street has three cottages backing on the school. They are in a good state of repair, with sound walls and thatch ; but the ceilings are low and the windows insufficient. There is no through ventilation. For reconditioning to provide enlarged windows and better ventilation. (Group IV.)

4. Three thatched cottages adjoining the school and facing the main street require urgent repairs to the roofs. There is deficient head-room in the bedrooms, and no through ventilation. For reconditioning. (Group IV.)

5. In the lower lane leading from the main road to the village is a small thatched cottage with two bedrooms, a living-room, and a tiled scullery. The position and general structure are fairly good, but there is no proper ventilation. The rooms are low, and the windows are far too small. This house should be reconstructed or demolished. (Group II.)

**Chipping Warden.**

1. A row of seven thatched cottages opposite the church : No. 1, next to Speculo's Kiosk and Nos. 2 and 3, have poor thatch, and the walls require repointing. Each has one bedroom, a living-room and a scullery. There is no through ventilation. These cottages should be reconditioned, to provide better ventilation, and more domestic conveniences. (Group IV.)

No. 4 and No. 5 (The Post Office) are reasonably tenantable. No. 6 is dilapidated and requires extensive repairs. The roof is unsound, and there is insufficient window space, chiefly owing to the obstructive position of No. 7, which lies behind. This cottage should be reconstructed. (Group II.)

No. 7, which lies behind No. 6, is in an advancing state of decay. As this cottage interferes with the access of light and air to No. 6, it should be demolished and cleared. (Group I.)



Nos. 8, 9, and 10, which stand in a lane at right angles to the road behind are small stone cottages with slate roofs. They have two low bedrooms and two rather dismal living-rooms. Only No. 9, has any pretence of through ventilation. These cottages should be reconditioned. (Group IV.)

No. 13, is a block of three unoccupied cottages close to the Wesleyan Chapel. (Owner—Mr. C. Douglas, Woodford Halse.) This group should be demolished, as it interferes with the access of light and air to Nos. 11, 12 and 13. (Group I.)

#### **Middleton Cheney** (Lower).

This part of the village unfortunately contains a remarkable collection of ill-placed, irregular properties forming a congested area. The buildings in question are clustered round three lanes—Braggington's, Royal Oak, and Rosehall. It should be dealt with comprehensively as an improvement area.

The first lane leading from the main Banbury Road has a butcher's shop (Waters) in the corner. On the left of this lane is a group of three houses owned by Mr. Killpack. No. 3, which has been reconditioned, has now a slate roof. Nos. 1 and 2, are three-storey houses the former having two, and the latter one, room on each floor. The walls are in an ill state of repair, and the thatch is unsound, although its deficiencies are partly hidden by corrugated iron. The windows are too small to be of much value, and there is no through ventilation. Nos. 1 and 2, should be reconditioned to remedy these defects. (Group IV.)

No. 4. On the right of the lane, below the shop is a mixed stone and brick house (agent—Mr. Lack, Banbury). There are three bedrooms, two living-rooms, and a scullery—made untenable by the collapse of the roof. The walls are damp, and the thatch on the main roof is decayed and no longer weatherproof. This house should be demolished, or radically dealt with by reconstruction. (Group II.)

No. 5, (owned by Mr. Killpack). This cottage, occupied by Mrs. Taylor, has two bedrooms, a living-room, and a scullery. The pantry is so damp that it cannot be used. The roof and walls are in tolerable condition, but there is no through ventilation. For reconditioning. (Group IV.)

Nos. 6, 7, and 8, set back from the lane on the right, are in fair condition, but No. 7, has insufficient ventilation. (Group IV.)

No. 9, close to the lane on the right, is a small stone cottage with a thatched roof. There is one bedroom which has only a single window, and two rooms on the ground floor. For reconditioning. (Group IV.)

The row of thatched cottages on the left appear to be reasonably fit for habitation. No. 11, round the corner on the left, has no through ventilation but the window space in front is probably sufficient. It is a three-storey house, the roof of which has been slated.

#### **Braggington's Lane.**

On the right of the lane, approaching the main road are three cottages owned by Mr. Braggington. Each of them has two bedrooms and a living-room, without through ventilation. The roof of the cottage tenanted by Mrs. Boyles is very much dilapidated, but Mrs. Loveridge's cottage has recently been rethatched. The cottages are dark, dismal and none too clean. The sanitary conditions in the neighbourhood are unsatisfactory. These cottages should be demolished, if reconstruction is permitted it should bring the cottages up to a sound modern standard of housing. (Group II.)

#### **Royal Oak Lane.**

No. 1, (Mr. Gascoyne) has three bedrooms and two living-rooms. The walls are very much decayed and there is no ventilation or light to the back. The ceilings are low and the rooms are gloomy. For demolition, or reconstruction. (Group II.)



No. 2, (Mrs. Williams) has an attic, one bedroom, and a living-room. The roof of the kitchen has fallen in. The thatch of the roof is protected by corrugated iron. The ceilings are low, and the windows very small. This cottage and its neighbour, No. 3, have no through ventilation. They are recommended for demolition or reconstruction. (Group II.)

No. 4, (Mrs. Merivale) is situated behind this group. It has three bedrooms and two living-rooms. The condition of the roof is fair, but the ceilings are very low. There is no circulation of air and the house is very dark and dismal. It should be demolished and cleared. (Group I.)

Nos. 5 and 6, on the opposite side, are also owned by Mr. Bonham. The former (Mr. Henry Tuckey) is a double cottage with four bedrooms, two living-rooms and a kitchen. The latter (Mrs. Braggin) has two bedrooms and two living-rooms. Both houses are seriously dilapidated, and roof and walls are almost beyond repair. There is practically no ventilation and the rooms are dark, even in Summer. These houses should be demolished, or completely reconstructed. (Group II.)

No. 7, (Owned by Mr. Bonham), is occupied by Mrs. Harvey. There is an attic, two bedrooms and a passage which seems to be used as a sleeping room, and two rooms on the ground floor. The ceilings are low, and the only through ventilation consists of two opposite doors, front and back. This house should be reconditioned. (Group IV.)

#### **Middleton Cheney** (Upper).

In the street to the right beyond the Dolphin Inn, (opposite the Baptist Chapel School) is a row of cottages. The five which have tiled roofs appear to be reasonably weatherproof, but have no through ventilation. The walls require extensive repairs. The three thatched cottages have dilapidated roofs and perished walls. They also are practically unventilated. This group should be scheduled for reconstruction. (Group II.)

#### **Chacombe.**

This pretty village deserves special mention, because it contains an excellent example of reconstruction, carried out by the late Mr. Allfrey. This owner adopted the sound method of demolishing every third member of a row of dilapidated cottages, and reconstructing the other two to make one good house. It is delightful, but all too uncommon, to find an instance in which reconstruction has been carried out with skill and judgment.

## NORTHAMPTON RURAL DISTRICT.

|   |     |     |     |     |     |        |
|---|-----|-----|-----|-----|-----|--------|
| Population                                    | ... | ... | ... | ... | ... | 11,326 |
| Total dwellings occupied                      | ... | ... | ... | ... | ... | 2,588  |
| Number of private families therein            | ... | ... | ... | ... | ... | 2,681  |
| Number of houses inspected                    | ... | ... | ... | ... | ... | 202    |
| Number of houses condemned                    | ... | ... | ... | ... | ... | 112    |
| Number of houses scheduled for reconditioning | ... | ... | ... | ... | ... | 69     |

The old Northampton Union included the County Borough and eleven parishes on the East and West of the town. The Rural District, which had a population of 11,326 at the census of 1931, lost over 3,000 inhabitants owing to the extension of the County Borough in 1932.

Electricity is supplied to the whole area by the Northampton Electric Light Company, and Gas is available for seven parishes, supplied by the Northampton Gas Light Company.

Four villages have a complete public water-supply, and three have a satisfactory service from private sources. The Local Authority have under consideration schemes of water-supply to several villages.

There is a more or less complete system of sewerage in five parishes, together with some form of sewage disposal. Six parishes have no scheme for dealing with sewage.

Arrangements are made for the collection of refuse in all parishes, but only one has a weekly collection.

In consequence of the recent extension of the County Borough, it is not possible to give housing statistics up to date. At the census of 1931 the number of occupied dwellings had increased by 1,076, and the separate families by 1,148.

A very large housing development has taken place in the neighbourhood of Northampton since 1921. Many of the newer houses have been transferred to the County Borough, but practically all the older dwellings remain with the Rural District.

The Northampton Rural District Council is an active housing authority, and I understand that a large number of the houses specified below have already been scheduled in their five-year programme.

**Kislingbury.**

## 1. Church Cottages.

Eight cottages of this group are in the course of reconstruction, and there is every indication that they will provide excellent accommodation and conveniences. On the other hand, there remain in this yard three old cottages which abut on the Churchyard. These are dark and unhealthy, and structurally unsound. Ventilation is poor and there are no conveniences. I have no hesitation in recommending their demolition and clearance (Group I.) and I wish to emphasise my opinion that they should not be replaced by other dwellings. The site is sufficient only for the eight cottages which are now being reconstructed.

## 2. (a) Two brick-built cottages. (Owner—Mr. Collins, New Duston.)

These lie at right angles to the street behind.

## (b) An old Inn, dated 1766.

The cottages are in a poor state of repair, and the partitioned bedroom is ill-ventilated. The floor is bad, and the ceilings are defective. I recommend their demolition or reconstruction to make one decent cottage. (Group II.)

The old inn forms a rambling cottage with only two usable bedrooms ; a great deal of the available space is hopelessly derelict. I recommend this house for reconstruction to form two good cottages, or, failing this—demolition and clearance. (Group II.)

### 3. " Blue Row."

This is a group of six dilapidated cottages. The bedrooms are low and dark, and the roofs leak. The whole structure is unsound. The closet accommodation is thoroughly insanitary. I recommend the demolition of this row as structurally unsound. (Group I.)

4. Mr. John Davis's cottages are in a fair state of repair but the yards and back premises require radical alteration. (Group IV.)

5. Between this row and " Blue Row " lie two old thatched cottages, set back from the row. (Owner—Miss Watts.) These are in poor structural condition and require extensive reconditioning. The backs particularly require urgent attention. The floors are bad and the walls crumbling. One hopes that these houses will be reconstructed rather than demolished, but they should be scheduled in Group II.

### 6. Back Lane.

A group of cottages owned by Mr. Harris. Nearest the road is a cottage of some size in which three old two-roomed cottages have been imperfectly amalgamated. There are three-bedrooms, each with a separate staircase. One of the walls is very damp, and the roof is in poor condition. For demolition or reconstruction. (Group II.)

Behind this cottage is a narrow yard containing one separate cottage on the left, and two on the right in one block. No. 1, nearest the road, is inhabited by a single old man. The general structure, especially at the gable end, is poor, and the mud back wall provides no through ventilation.

No. 2, is in a bad state of repair and its mud walls show signs of widespread decay. Its single bedroom has to provide for father, mother, a girl of eleven, a boy of eight, and a baby of four months.

No. 3, the separate cottage, is very damp, and its walls are crumbling. The garden earth lies at the window level on one side.

I recommend the demolition of these cottages 1, 2 and 3, and the clearance of the site. (Group I.)

## **Bugbrooke.**

### 1. Valor Cottages.

These three-storey brick cottages are adjacent to the Northampton Road. The internal condition is poor and the drainage is highly unsatisfactory. The closets are too close to the houses, and the backs are poorly ventilated on the ground floor. I recommend reconditioning. (Group IV.)

It should be added that in one of the houses in this neighbourhood there is gross overcrowding, as nine persons, including five adults, occupy two bedrooms (Vine Cottage block). The cottage should be scheduled for demolition, as it is very badly placed. (Group I.)

### 2. Roadside View.

This group of six cottages is so badly placed as to give insufficient access to light and air. It is also structurally unsound, and it may be said that the buildings are falling into a dangerous state of decay. One of the cottages is seriously overcrowded.



Judging from my experience of more than a thousand inspections of defective property in this county, I know of no instance in which I can say with greater emphasis : " This row of cottages ought to be demolished and cleared." Neither reconstruction nor reconditioning on the same site should on any account be permitted. (Group I.)

3. On the opposite side of the road from " Roadside View " are three dilapidated cottages owned by Mr. Williams. The accommodation is very poor—one living-room and one bedroom—and the structure is unsound, and the wall in a dangerous state. I recommend demolition. (Group I.)

4. Gilkes' Row.

Ten houses owned by Mrs. Mead (Kislingbury). This group is in fair condition, but repairs and improvements are required. (Group IV.)

5. Kiln Yard.

At the extreme end of this yard, reached through an archway, is a row of five brick houses. They are moderately sound and have a healthy outlook, but improvements to pantries, yards, etc., are required. (Group IV.)

At the end of the yard proper, on the right, is a house which has been reconditioned ; beyond this is a rambling old cottage with low rooms and a defective roof. The sanitary arrangements are very poor. This cottage, and its dilapidated neighbour (occupied by an old man) should be scheduled for demolition or complete reconstruction. (Group II.)

The row of cottages in Kiln Yard proper defies analysis, and is in my opinion incapable of repair. Demolition and clearance is necessary. (Group I.)

#### **Nether Heyford.**

1. The cottages adjacent to the village green contain some derelict buildings. In the same area are three mud-walled cottages which are in a poor state of repair. All have through ventilation, but the bedroom windows are very low. The thatch is defective. The floors and stairs are in a state of disrepair. These cottages should be scheduled for demolition. (Group II.)

2. Mr. Walters' Row.

This group consists of five cottages and one derelict building. In one of them the wall is leaning dangerously out. The roofs are low and the rooms very small. They should be scheduled for reconditioning. (Group IV.)

3. Cottages with backs against brook. (Owner—Mrs. Parrish.) These three houses are affected by damp owing to the proximity of the brook. One of these is tilting bodily over. It should be possible to make Nos. 1 and 2 into one decent cottage (Group II.), but No. 3, at the far end, should be demolished. (Group I.)

4. Chapel Cottage.

This building consists of two cottages made into one. It is dilapidated, and practically a ruin at the chapel end. It is very badly placed and should be demolished and cleared. (Group I.)

5. Four cottages owned by Mr. Faulkner. The back walls of these cottages are in a bad state, and their general situation leaves much to be desired. The internal structure, attics, bedroom floors, and mud walls are extensively decayed. All four houses ought to be demolished and the site cleared. (Group I.)

6. Cottages beside the Church.

Nos. 1 and 2 (Owner—Mr. Clements) are dilapidated and have insufficient light and air. They should be demolished or reconstructed. (Group II.) Nos. 4—9 (six houses) owned by Mr. Billingham of Rushden, are in a poor state. They might be reconstructed to form three decent houses with good rooms, pantries, and improved sanitary accommodation. (Group II.)

7. Three high brick-built cottages. (Owner—Mr. Jones, of Weedon.)

These have no through ventilation, and only tiny windows in the attics. There is no available space at the back, but better windows could be put in. (Group IV.)

8. Three mud-built cottages (Owner—Mrs. Jones, Heyford) beside the Church Room. These are in a very dilapidated condition and have no through ventilation upstairs. The slate roofs are bad, and the whole structure unsound. I recommend demolition. (Group I.)

9. Opposite "South View" is a mud-built cottage owned by Mrs. Walters of Bugbrooke. It is structurally unsound, and I recommend demolition and clearance. (Group I.)

10. Post Office Yard.

Three cottages owned by Miss Hills. These dwellings are poorly ventilated and inconvenient. I recommend improvements. (Group IV.)

### **Harpole.**

1. Five cottages owned by Mr. T. T. Smith require extensive repairs to roofs and floors. (Group IV.)

2. Six brick-built cottages (Watts Estate) in White Swan Lane. These are occupied by four families. Repairs to roofs, etc. are required. (Group IV.)

3. On the main street, just beyond Doctor's surgery is a ruinous building attached to a still inhabited brick cottage. (Owner—Mr. Cory.) For demolition. (Group I.)

4. Duck Lane. At the entrance to the lane on the left are two derelict cottages (Watts Estate) which should be cleared. (Group I.)

5. Blacksmith's Yard. (Watts Estate.)

The seven cottages bordering on this yard have several defects. The pantries require better ventilation and various specified improvements should be carried out. (Group IV.)

On the left of the yard are three thatched roof houses (Owner—Mr. Blackwell) in a very bad state of repair. There is only one closet (pit) for the three houses. The ceilings are broken and in the middle house birds fly through the holes in the roof. The floors are crumbling with decay.

I consider that these three cottages should be demolished. (Group I.)

7. School Lane.

Opposite the school is a yard containing six cottages, one of which is empty. Nos. 1 and 2 form a united cottage (owned by Mr. A. Smith, Northampton). They have exceedingly low, dark rooms, with very small windows. The roofs are in bad repair. These cottages require reconstruction, including raising the roofs (Nos. 1, 2 and 3). (Group II.)

No. 6 should be demolished on account of its bad position. (Group I.)

Nos. 4 and 5 have been reconditioned, and require only repairs and improvements. (Group IV.)

### **Duston.**

Squirrel Lane. Three cottages owned by Mr. W. Wilcox. These cottages are very badly arranged in relation to other buildings, and it is not possible for dwellings on this site to have sufficient light, fresh air, or reasonable conveniences.

No. 3, (Mrs. E. W. Dicks) has one bedroom and a living-room to accommodate father, mother and one child. The bedroom has only one low window, and the room is further darkened by trees. The floor is poor and rough. There is a water-tap in the scullery, but no convenient space for its use.

No. 2, (Mr. Wadsworth) is overcrowded ; father, mother and four children, two of whom are adolescent, have to occupy one bedroom, and what a place it is ! The ceilings, walls and floor-boards are all decayed and broken, and the room was so dark that I was unable to write notes in it on a bright Summer day. The living-room is no better.

No. 1, has the same accommodation (occupied by Mr. Taylor who lives alone). There is one long-hopper hand flushed closet to each of the three houses.

I recommend demolition of these three houses and clearance of the site. (Group I.)

Next door to this ill-placed group is a thatched cottage owned and occupied by Mr. T. L. Harrison ; it is in good condition.

Below this (Mr. T. S. Harrison) is another clean and pleasant cottage. The second three-storey brick cottage (Mrs. Oakwell) is also fairly satisfactory.

The two two-storeyed slate-roofed cottages which follow this are most inconveniently arranged (Owner—Mr. Wilcox).

There are two bedrooms and one living-room. The former have one window each and are very cramped and inconvenient. There is no pantry and no sink.

The cottage occupied by Mrs. Barford has two bedrooms, one living-room, and a poorly ventilated pantry. The rooms are low.

The neighbouring cottage (Mrs. C. J. Dicks) is similar.

I recommend the demolition and clearance of these four cottages. (Group I.)

The last cottage of this group, bordering on the main street, is in a poor state of repair, and is overcrowded. There are eight in the family. The two bedrooms are small and low, and the living-rooms dark and ill ventilated.

I recommend demolition of this house, or reconstruction with a raised roof and better conveniences. (Group II.)

A row of cottages on the Main Street, beside the Bakehouse.

No. 1. Mrs. W. Eason.

No. 2. Mr. Faulkner.

No. 3. Mrs. Smith.

The earth lies high behind these cottages and causes dampness ; this should be improved by drainage and rendering in cement. The roofs should be raised and the bedrooms enlarged. For reconditioning. (Group IV.)

At the top of the Main Street on the left is a tumbled down thatched cottage occupied by Mrs. Hopewell. The ground at the back is as high as the eaves, and the whole cottage is unfit for habitation. For demolition at the termination of the present tenancy. (Group III.)

Three cottages owned by Miss Irons, on the South of the Main Street, are scheduled for reconditioning. (Group IV.)

Co-operative Lane. Consists of a group of seven cottages.

This is said to be part of an old farm house of which various out-buildings have to serve as dwellings. The structural condition of these buildings is very defective, and each bedroom has only one low window under the thatch. There is no through ventilation in any of them, no food storage, and no domestic conveniences.

The detached cottage has two bedrooms and a living-room. The front wall leans heavily outwards and the internal structure is very defective.

I recommend the demolition and clearance of the whole group. (Group I.)

The cottage at the back of the yard (occupied by Mr. W. E. Spencer) was recently struck by lightning. Lightning has a remarkable power of emphasising defects, and in this case the cottage is full of cracks and leaks to the roof. There are windows on one side only.



Probably this cottage has now been patched up, but I consider it unfit for habitation. (Group I.)

Walker's Yard.

The brick-built house has good windows in front but none at the back. There is no sink, and a closet and a copper for two houses. For reconditioning. (Group IV.)

The thatched cottage in the centre of the yard is very low at the back and structurally unsound. It is badly placed and should be demolished. (Group I.)

### **Weston Favell.**

Nos. 69 and 70 have been condemned and closed. They were badly placed and afforded insufficient access to light and air : no building should be erected on this site. (Group I.)

Nos. 63, 65, 67 and 71 should be reconditioned. (Group IV.)

Nos. 54, 56, 58 and 60 are in very poor general condition. The roofs are bad and the bedrooms dark and low under the eaves. They are not rainproof.

I recommend the demolition of these cottages ; an excellent pair of cottages could be built on the same site. (Group I.)

The well-built cottages of Delhi Road are recommended for reconditioning to provide better domestic conveniences. (Group IV.)

No. 46, is of the back-to-back type but has good windows, and the roof has been raised. There are no windows at the back, and the ground-floor is damp. I consider this an unfit house which should be demolished. (Group I.)

No. 12, (Mrs. Barnes) is in poor condition and stands so close against the chapel that ventilation is entirely inadequate. For demolition. (Group I.)

Chapel Yard. (Nos. 1 to 7 inclusive.)

No. 1, (Mrs. Luck) has low rooms (ceilings 6 ft.). There is no sink, and no ventilation in the pantry. The two bedrooms are very low and dark, hidden under the thatch. The roof is not rain-proof (Owner—Mrs. Hughes).

Nos. 6 and 7, (Owner Mrs. Barnes) have two bedrooms and two living-rooms. The bedrooms are fairly roomy but ill-ventilated. The floors are decayed and broken.

The whole area is badly arranged and congested, and I recommend demolition and clearance of all except the house at the entrance to the yard. (Group I.)

Piket Row. (Nos. 12—19, omitting 17.)

Nos. 17 and 18 form one house. The single cottages have one partitioned bedroom, and a living-room. This is very old property in a wretched state of repair. I recommend demolition and clearance. (Seven cottages.) (Group I.)

Nos. 10 and 11 should be reconditioned. (Group IV.)

### **Great Billing.**

Hillside Cottage (tenant—A. Carter) is badly placed and unfit for habitation. Recommended for demolition. (Group I.)

Nos. 51, 52 (Owner—Mr. Blackwell), (No. 53 owner-occupier) should be reconditioned and provided with through ventilation. (Group IV.)

No. 46, is an obstructive building which should be demolished and cleared. (Group I.)

## OUNDLE RURAL DISTRICT.

|   |     |     |     |     |     |       |
|---|-----|-----|-----|-----|-----|-------|
| Population                                    | ... | ... | ... | ... | ... | 6,158 |
| Total dwellings occupied                      | ... | ... | ... | ... | ... | 1,722 |
| Number of private families therein            | ... | ... | ... | ... | ... | 1,734 |
| Number of houses inspected                    | ... | ... | ... | ... | ... | 123   |
| Number of houses condemned                    | ... | ... | ... | ... | ... | 53    |
| Number of houses scheduled for reconditioning | ... | ... | ... | ... | ... | 50    |

This district comprises thirty parishes within the Administrative County. Four additional parishes of the old Oundle Union lie within the borders of Huntingdon.

The district is entirely rural and no parish has a thousand inhabitants. The population was 7,047 in 1911, 6,524 in 1921, and 6,158 in 1931.

There is no general supply of Electricity or gas in the district. A complete public water-supply is available in one parish only, but six parishes have a more or less adequate supply from private sources. The remaining parishes are dependent on shallow wells, and there is serious shortage in dry seasons. The co-ordination of water-supplies is urgently necessary.

The whole district, with the exception of two parishes, is sewered, but disposal schemes exist in only six parishes. The water-carriage system is little developed.

The Local Authority arrange for the weekly collection and disposal of refuse in one parish ; otherwise the matter is dealt with either by private owners, or not at all.

The increase in private dwellings is only 29, as against an increase of 37 families.

The visitor to Oundle Rural District cannot fail to be impressed by the quiet dignity of its stone-built cottages. The villages are well-designed and there is less congestion of buildings than in most districts. The great majority of the dwellings have been kept in repair and there is very little dilapidation. Unfit property is practically confined to one village.

**Warmington.**

It gave me great pleasure to observe that in this village the Council had erected six bungalows of good design and appearance which are let at rents within the means of the working-class population.

In Warmington there is only one area which, in my opinion, should be dealt with by clearance. This is known as Ellerkin's Square, which consists essentially of five houses in front and one behind, but two families occupy a double house as one unit. These cottages are in a very poor state of repair, and are structurally unsound. The roofs are leaky and rain comes in through the ridges. The bedrooms, even where through ventilation exists, are very dark and the windows are close to the floor level. The floors are in bad condition, and in most cases very uneven. The ceilings of the living-rooms are low, in one case hardly more than six feet. The staircases are bad, and only one house of the block has a ventilated pantry. I recommend that these houses be demolished. (Group II.)

There is also a cottage at right angles to the road at the back of this square which I recommend for demolition.

**Tansor.**

In Tansor there are a number of old properties which require re-conditioning. I should refer especially to four cottages by the railway (Owner—Mr. Pollard) (Group IV.) and two cottages at right angles to the road and abutting against farm buildings which are almost back to back. One of these is in very bad condition and should be either demolished or re-constructed. The other, which is inhabited by an old lady, should be demolished when the present tenancy is determined.

### Upper Glapthorn.

Five thatched cottages in the main street (Owner—Mr. Wilson) are in very poor condition. In No. 1, which contains one living-room and one bedroom, are father, mother, and two children. No. 2, has two small bedrooms and a living-room and contains a mother and three boys. Nos. 3 and 4 have single tenants and No. 5 is vacant. I recommend that these cottages be closed and demolished when the present tenancies are determined. (Group III.)

There is one other old rambling cottage (Owner-tenant—Mr. Hosted) which should be scheduled for demolition, but no action need be taken until the end of the present tenancy. (Group III.) Two cottages owned by Mr. Mitchell. One of these which has a single bedroom and two small rooms on the ground floor is overcrowded (father, mother and six children); next door is a single tenant, the condition of this is also very poor. They should be scheduled for re-construction. (Group II.)

### Yarwell.

Improvements are required in four cottages in High Street (Owner—Mr. Pepper) especially to ventilation and lighting. (Group IV.) Five cottages (Owner—Mr. Askew.) One of these has a good roof of Collyweston tiles, but the next two have very bad thatch. The roof of the third is very poor. It is of bungalow type and the thatch hangs very low at the back where there are no windows. The middle house (father, mother and three young children), has two bedrooms and one living-room. The fire and copper are side by side in the living-room. The general condition of these houses is poor and the bedrooms very low and ill-ventilated. These houses should be scheduled for re-conditioning. (Group II.)

On the left of High Street is a dilapidated bungalow (Owner—Mr. Askew) which has recently been vacated; it is in a bad state and has no back windows. This cottage should be scheduled for demolition. At the lower end of this yard are two quite good brick "shells" of cottages, which have apparently been burnt out (Owner—Mr. Askew). Reconstruction might be worth while. On the opposite side of the main street is a very picturesque cottage (Owner—Mr. Perkins) with bow windows. The roof of this cottage is falling in, and should be repaired at once. (Group IV.)

### Nassington.

This village has a number of old properties which would benefit by re-conditioning, and one or two dilapidated buildings which might be useful if reconstructed and re-opened.

Two thatched roof cottages (Owner—Mr. Pearce, Wellingborough) are in a very bad state of repair; the pantry is unventilated and said to be infested by rats. The roof is very old and the thatch is said to be bug-infested. In the bedroom of one of these cottages I was unable to stand up at all as the ceiling is only five feet six inches above the floor. The walls are damp and the whole structure is dilapidated. The next door cottage has rather a higher roof and has through ventilation, but it is a poor place and the ceilings of the lower rooms are only six feet high. I recommend the demolition and clearance of these cottages. (Group I.)

Four old cottages (Owner of the first two—Mr. Mould, and Nos. 3 and 4—Mr. Preston). No. 1 has two bedrooms and two living-rooms. The kitchen is dark and the bedrooms are in poor condition but the roofs are reasonably high; ventilation is bad. No. 2, has a very low ceiling and windows in front only. The building appears to me to be unsafe, leaning in at the back and falling out at the front. The bedroom floor-boards are rotten, the ceiling is low, barely 6 feet in height, and it is hardly possible to read a newspaper in any part of the room in full daylight. I recommend the demolition of these cottages, or at least complete reconstruction (Group II.) Nos. 3 and 4 are a better type and have good roofs. They require re-conditioning. (Group IV.) On the right of the street is a cottage owned by Mrs. Coles, in which a mother lives with her daughter, son-in-law and two children. The garden is high at the back and water comes into the house during rainfall. The bedrooms have no back windows. The daughter



is anxious to find a separate house for herself and her family. I recommend that this house be placed in Group III.

On the left, facing the above, is a cottage (Owner—Mr. Rolls). The three bedrooms are rather dark and have only two windows. The floor and steps are in urgent need of repair. This house requires reconditioning. (Group IV.) On the right are eight cottages, the property of the Rural District Council. These cottages require extensive re-conditioning. The floors are springy and the general structure is poor. The windows are small and the rooms gloomy. If these cottages are to be preserved it seems desirable that extensive repairs and improvements should be carried out to provide more room and better ventilated bedrooms by raising the roof and better kitchen and pantry accommodation. I think that the cost of re-conditioning would be less than building new houses, and the results should be quite satisfactory. (Group IV.)

#### **Lower Glapthorn.**

A cottage owned by Mr. Mitchell and occupied by Mr. Dexter has two bedrooms, one living-room and a scullery ; the living-room is low and although there are windows on both sides they are not made to open. Each bedroom has a single narrow window ; the house has to accommodate father, mother and five children, and is, therefore, overcrowded.

I recommend reconditioning by raised roof, better light and ventilation to the bedroom, etc. (Group IV).

#### **Southwick.**

Most of the cottages in this village (owned by Mr. Capron) are old but they are sound and healthy ; the windows in some cases are close to the thatched roofs but they are made to open widely and provide sufficient ventilation.

#### **Woodnewton.**

The cottages in this village are on the whole satisfactory, and only minor repairs and reconditioning are required.

#### **Kings Cliffe.**

On the right as one enters from Apethorpe lies a row of cottages which are very badly arranged from the point of view of light and ventilation.

Nos. 1 and 2, of this group are picturesque old cottages with bow windows facing the main street ; they are in fair condition and require only minor repairs and reconditioning. (Group IV.)

At the back and at right angles to these are two cottages owned by Mr. Brown ; the one occupied by Mrs. J. R. Smith is in a bad state of repair. There is a hovel outside for washing, but no copper ; the bedroom ceilings are broken and dangerous and one can see daylight through the roof in one of the bedrooms ; there is a single small window for each of the two bedrooms, and although the ceilings are high, ventilation is inadequate. The other cottage, occupied by Mrs. Wm. Gidding, is damp like its neighbour owing to the high level of the earth behind. The pantry is unventilated ; the front walls also are damp owing to the fact that there is no spouting ; the bedrooms are small and badly ventilated.

I consider these two cottages to be badly arranged and unhealthy and I recommend their demolition and clearance. (Group I.)

#### **PARK STREET.**

Two houses made into one, occupied by Mr. N. Smith, and owned by the Club (Golden Ball). This double house is very badly placed at the back of others ; it has windows only in front and ventilation is very inadequate ; there is no wash-house and the pantry is unventilated.

I recommend its demolition and clearance. (Group I.)

On the right is a curious and badly arranged double row of three houses which are to all intents and purposes back-to-back ; the space between is a bare three feet.

The front row, overlooking the main road, consists of three well-built houses ; there are two bedrooms and one living-room in each and the state of internal repair is satisfactory ; I understand that this row was originally a barn which was burned down and re-built in 1866.

The back row consists of three older houses ; they are in a fair state of repair, but are seriously lacking in light and ventilation ; they are also hopelessly obstructive to the houses in front.

I recommend their demolition and clearance. (Group I.)

The three houses of the front row should be preserved.

A group of three houses rather badly arranged, owned by Mr. Beasley. Nos. 1 and 2, at right angles to the road, are separated by a derelict cottage ; they have no windows at the back.

I advise either reconstruction to make two good cottages or their demolition. (Group II.)

No. 3, occupied by Mrs. Anderson, is detached and lies parallel to the road ; it has two bedrooms and one living-room ; the living-room is fairly large but the bedrooms are small and low and ventilated on one side only ; they are in a poor state of repair and have an unhealthy fusty smell.

I recommend that this house be either demolished or reconstructed to provide raised roof and better ventilation to the bedroom ; in this connection one might refer to two very good examples of reconstruction which have been carried out in cottages on the opposite side of the same street ; one of these is owned by Mr. Walker of the Butcher's shop, and the other, I think, by the Topwheel Club ; it is inhabited by an old lady who still feels quite strange in her new airy bedrooms.

#### Telegraph Lane.

This desolate lane contains small groups of badly arranged more or less derelict buildings.

No. 1 has two bedrooms and two living-rooms and accommodates father, mother and three adult children (2 girls and 1 boy). The ceiling of the living-room is a bare 6 ft. 2 ins. high and the room is very dark ; the bedrooms are all tumbled down and dilapidated and the rain comes in at many points. No. 2 is similar.

I recommend demolition and clearance of the buildings as shown in the schedule. (Group I.)

#### WEST STREET.

The end cottage on the right of a row of three derelicts—owner, Mr. Brown. This cottage has two bedrooms, a living-room and a small scullery, and is occupied by father, mother and four children. The living-room is very tiny and dark ; the ground lies high at the back and the floor is wet constantly throughout the winter. The general structure is very bad, and the position is unhealthy.

These three cottages, including the two ruins, should be dealt with by demolition and clearance. (Group I.)

There are three cottages at the back of the houses just described, and separated from them by a rough yard ; the third of these is derelict. Nos. 1 and 2, which are occupied by two adults only, are sufficient for their present tenants, but they require reconditioning. (Group IV.)

At the extreme end of this street are two thatched cottages in a poor state of repair ; they have two bedrooms and one living-room.

The one occupied by Mrs. Sharpe is very damp, especially below the front window. The two bedrooms (so-called) are really a divided single room and the windows are very low.

These cottages should be reconditioned to provide freedom from damp, raised bedroom roofs and general improvements. (Group IV.)

#### Malting Terrace.

The three cottages forming this group at the lower end of the village are practically dug out of a high bank of land and have no protection against damp. The ground in fact reaches considerably above the bedroom floors.

No. 1, occupied by Mrs. Joe Green, has two bedrooms, a living-room and a scullery ; the pantry is practically unventilated and hopelessly damp. The stone-work is poor ; the bedrooms have a small amount of through ventilation by means of a back window only just above the ground level.

No. 2, which has no windows at the back at all, is also very damp (tenant—Mr. Ford).

No. 3, occupied by Mrs. Lattimore, is similar.

I do not consider that these cottages are fit for human habitation on account of dampness, and I recommend their closure and demolition. (Group I.)

On the lower side of the main street is a badly arranged group of three cottages, bordering on the side of a narrow lane.

No. 1, occupied by Mrs. Green, faces the main street ; the roof is bad and the general structure requires extensive repair.

No. 2, (Mrs. Scotney) has two bedrooms, two living-rooms and a scullery and is very nicely kept ; the bedrooms are comfortable with high roofs. The sitting-room window is not made to open ; the roof is unsound.

No. 3, occupied by Mrs. Hercott, is dismal, there are windows in front only, and the ventilation is very inadequate ; the roof is not rain-proof.

I recommend the reconditioning of Nos. 1 and 2, with better roofs and through ventilation ; No. 3, should either be demolished to provide more space for the other two or reconstructed with raised roof and through ventilation. (Group II.)

A group of four houses owned by Mr. Bailey are fairly good structurally, but the yards at the back are very small and narrow and nuisance is apt to arise from smells. I think it would be desirable to schedule these cottages for improvement, and the best plan might be to demolish the third cottage in order to make more space for the others. (Group IV.)

#### **Barnwell All Saints.**

Two cottages owned by Mr. Kisby.

No. 39 has two bedrooms and two living-rooms, and is occupied by Mrs. George, (father, mother and four children) ; the thatched roof is in bad condition and covered with creeper ; the living-room and the kitchen are well kept ; one bedroom is low and dark and has only one small window ; the other is better and more airy ; the only closet is an unroofed hovel.

The other, occupied by Mrs. Waite, has a very low and dark living-room, and the two small bedrooms are not really fit for human habitation.

I recommend the demolition of these houses or their complete reconstruction with raised roofs, and better domestic conveniences. (Group II.)

An empty cottage—surely at the very end of the World—has a dilapidated roof and its walls are out of alignment ; the earth lies high on one side and causes dampness. This cottage was lately tenanted by Mr. Swingler, I believe, and should not be occupied by anyone else. (Group I.)



## OXENDON RURAL DISTRICT.

|   |     |     |     |     |     |       |
|---|-----|-----|-----|-----|-----|-------|
| Population                                    | ... | ... | ... | ... | ... | 4,154 |
| Total dwellings occupied                      | ... | ... | ... | ... | ... | 1,181 |
| Number of private families therein            | ... | ... | ... | ... | ... | 1,184 |
| Number of houses inspected                    | ... | ... | ... | ... | ... | 40    |
| Number of houses condemned                    | ... | ... | ... | ... | ... | 16    |
| Number of houses scheduled for reconditioning | ... | ... | ... | ... | ... | 14    |

The Oxendon Rural District consists of the nineteen Northamptonshire parishes cut off from the old Market Harborough Union. The population has increased from 4,029 to 4,154 during the last inter-censal period. The largest village is Welford, with a population of 761.

Six parishes are within the area of supply of the Kettering Urban District Council. There is no gas undertaking.

Six villages have a private water-supply, piped to most of the houses, and one village has a complete public supply. The Local Authority exercises a good deal of supervision over the water-supplies, but there is room for further co-ordination.

Practically all the villages are wholly sewered, and disposal schemes are provided in sixteen parishes. In the remaining three parishes there is private arrangement for disposal.

In the majority of the parishes there is no public scheme for the collection and disposal of refuse, but in five villages the Local Authority arranges for collection twice or three times a year.

The housing returns show an increase of 70 private dwellings, and of the same number of families.

The Oxendon Rural District Council has made admirable progress in the housing of the poor. It stands head and shoulders above all the other rural districts, with a record of 133 houses built and let at rents within the capacity of the working man to pay. Towcester is showing that rural slums can be swept away; Oxendon has left no room for doubt that decent healthy houses for working people can be built in every parish.

The existing housing conditions in Oxendon are satisfactory, because many of the old unfit properties have already been cleared under the housing policy of the council. The small number of houses which still remain to be dealt with are referred to below.

**Welford.**

On the Northampton Road two thatched cottages (Owner—Mrs. Claypole, Kingsthorpe) are in a very bad state of repair, and the roofs are low. Notice of demolition has already been given. (Group I.)

The Square. The cottages, numbered 6, 7, 8 and 9 in the schedule, facing the square are very small, and there are no windows at the back. Each has two bedrooms and two living-rooms. For reconditioning. (Group IV.)

No. 10, at the angle between the two rows, is shut off to a great extent from light and air by the above row on the one side and by its neighbour (No. 11,) on the other. It should be demolished and cleared. (Group I.)

No. 11, might be retained, but Nos. 12 and 13, have no through ventilation and no back way; they are obstructed by the United Counties Garage. Each cottage has only one bedroom and a living-room. (Owner—Mr. Porter.) These cottages should be demolished and cleared. (Group I.)

In West Street there is a small cottage (Owned by Mr. H. Porter, Husbands Bosworth) with one bedroom and a living-room. The general structure is poor ; and the low corrugated iron roof, laid on over the thatch, gives insufficient light and air. The tenant is an elderly lady. This cottage should be scheduled for ultimate demolition. (Group III.)

#### **Clipston.**

An unoccupied three-storey house in Gold Street (owned by Mr. Woodhouse, Sibbertoft) is obstructed by the ruins of a workshop in front of it. It should not be re-inhabited until the obstructions are removed. (Group IV.) There is no unhealthy property in this fine old village.

#### **Braybrooke.**

It appears that all the unhealthy houses have already been demolished, and other unfit property reconditioned.

#### **East Farndon.**

Three houses below the church are made of mud and brick. Their roofs are of thatch covered with corrugated iron. The walls and the general structure appear to be beyond repair. The ceilings are low and the rooms very dark. The owner, Miss Pollard, occupies the middle house. These houses should be closed and demolished, but action may be deferred until the end of the present ownership (Group III.) in the case of the middle house, and until the determination of tenancy in the other two (owned by Mr. Forrest).

A group of three cottages just below the Bell Inn (owned by Mrs. Clarke). The general structural condition is such that they cannot be repaired at a reasonable cost. I understand that a demolition order has been made in respect of No. 2, which is unoccupied. No. 2, should be demolished *and cleared*, (Group I,) as it interferes with the access of light and air to Nos. 1 and 3. If this were done, it might be possible to reconstruct Nos. 1 and 3. (Group II.)

#### **Sutton Bassett.**

On the right side of the Dingley—Sutton Bassett road at the entrance to the latter village is a short lane in which are two cottages. No. 2, is owned and occupied by Mr. Wright. This cottage has one bedroom and a living-room : the walls are damp and there is no through ventilation.

No. 1, ( two cottages made into one) has two bedrooms and two living-rooms. There is no through ventilation, and a pervading dampness renders the house unfit for habitation. These cottages should be re-conditioned to provide better light and ventilation and protection against damp. (Group IV.)

Opposite the ' Queen's Head ' is a row of very dilapidated cottages (Owner—Mr. Hedgley, Sutton Bassett). They have thatched roofs covered with corrugated iron. One of them is inhabited amidst the surrounding decay. These cottages should be demolished. (Group II.)

Next to the ' Queen's Head ' and at right angles to the road are two houses also belonging to Mr. Sedgley. They are in a good state of repair, but unfortunately back on to the two-storey stables of the ' Queen's Head,' with a space of only two feet between the buildings—worse than no space at all. The ceilings, however, are reasonably high and the window space is sufficient to provide adequate lighting. (Group IV.)

#### **Weston-by-Welland.**

The Post Office is housed in a thatched cottage with walls of mud and brick. The roof is sound enough, but the ceilings are low and there is no through ventilation. (Group IV.)

#### **Ashley.**

The houses and cottages in this village are all that one could reasonably demand in a rural area.

**Stoke Albany.**

A large derelict thatched house (owned by Mr. Ingram) is now being demolished. (Group I.)

**Wilbarston.**

Nos. 1 and 2, (Mrs. Cotton) have been purchased by the County Council for road widening and will be demolished.

No. 3, is a derelict cottage built of brick and slate (Owner—Mr. J. Stanion). It should be demolished as soon as circumstances permit. (Group III.)

Nos. 8 and 9, are in one occupation (Mr. Hancock). It is badly placed in relation to the neighbouring double house (10-11). The latter is a well-built modern house. (Tyrell.)

No. 12, is uninhabited and used as a bakehouse only.

No. 13, (Mrs. Towndrow) has recently been reconditioned.

No. 14, which lies behind this group is an old stone cottage with a tiled roof. There are two bedrooms and two living-rooms, and ventilation is barely adequate. (Group IV.)

The houses in this group are rather crowded together, but as many of the units have been amalgamated, there appears to be no case for demolition. Repairs and improvements are desirable.

## POTTERSPURY RURAL DISTRICT.

|   |     |     |     |     |     |       |
|---|-----|-----|-----|-----|-----|-------|
| Population                                    | ... | ... | ... | ... | ... | 4,645 |
| Total dwellings occupied                      | ... | ... | ... | ... | ... | 1,321 |
| Number of private families therein            | ... | ... | ... | ... | ... | 1,329 |
| Number of houses inspected                    | ... | ... | ... | ... | ... | 170   |
| Number of houses condemned                    | ... | ... | ... | ... | ... | 81    |
| Number of houses scheduled for reconditioning | ... | ... | ... | ... | ... | 75    |

This Rural District consists of the eleven Northamptonshire parishes of the old Potterspury Union, which extended into Buckinghamshire. The largest parish is Passenham, with a population of 914. There has been a gradual slight decrease in population since the beginning of the century.

There is no general electric supply, but a small area is served with gas by the Stony Stratford Gas and Coke Co. Ltd.

A complete public water-supply is piped to individual houses in five parishes. The remaining villages have a precarious hold on shallow wells of doubtful purity.

Nine of the parishes are wholly sewered, and the remaining two partly sewered. Sewage disposal schemes exist in all parishes, but few conform entirely to modern requirements.

In eight villages the Local Authority makes adequate arrangements for refuse collection and disposal. Three have no scheme.

The installation of the water-carriage system would be of great benefit to many villages.

The census returns of 1931 show an increase of 99 occupied dwellings and of 94 private families.

**Potterspury.**

Entering the village from Yardley Gobion one finds a row of somewhat dilapidated thatched cottages on the left, belonging to the Grafton Estate. The first of these has been closed, and



the structure is now dangerous. The three succeeding cottages have practically no through ventilation ; and they are damp at the back, owing to the high level of the soil. The bedrooms are very dark and in a bad state of repair, particularly around the windows. The two lower houses are slightly better than the upper.

These cottages should be scheduled for demolition or reconstruction—raising of roofs, clearing of sources of damp, and improving the outdoor accommodation. Failing this, the houses should be demolished. (Group II.)

Church Lane. (Two cottages beyond the church at right angles to the road.) (Owner—Mr. Wood.)

No. 1, (Mrs. Henson) has two bedrooms and two living-rooms. The latter are gloomy and depressing owing to poor lighting and ventilation. The backs are damp. The bedroom windows are low under the thatch and very dimly lighted.

No. 2, (Mrs. Brown) has a gable window and is a little lighter. The roof is sagged and in bad condition. The pantry is unventilated. The ceilings are a bare 6 ft. high. The bedrooms are small and low, and the air is stagnant.

I recommend that these cottages be either demolished or reconstructed to remedy the serious defects referred to above. (Group II.)

At the end of the lane a cottage occupied by Mrs. Evans is defective. The two bedrooms and two living-rooms are very small and have practically no through ventilation. The external structure appears to be crumbling, and complete reconstruction would be required if the house is to be preserved. (Group II.)

HIGH STREET. (1). A tiny thatched cottage (Grafton Estate) occupied by Mrs. W. Tapp, has two small, low bedrooms and on the left side the window is completely obscured by a neighbouring house. The bedroom is so dark in broad daylight that one cannot see to write.

This house should be demolished or reconstructed to provide larger rooms and better ventilation. (Group II.)

(2). Three cottages owned by Mr. Bruce.

These thatched cottages have two low bedrooms, a living-room, and a small scullery. The pantry is lighted and ventilated. The earth lies high behind, so that the back walls are damp. The third cottage is more roomy and in better condition.

I recommend improvements to the backs, and the provision of better domestic conveniences. (Group IV.)

(3). At right angles to the street are four cottages owned by Mr. Wise. On the left are two sturdily built three-storey houses in a very bad state of internal repair.

No. 1, (Dunkley) is practically back-to-back with a neighbouring building, but has good windows in the gable end.

No. 2, (Mrs. Ratcliffe) has latticed windows calculated to cut off most of the light. There are no back windows. The living-room is low, narrow, and dark, and the pantry is entirely dark and unventilated. The main bedroom is almost unventilated, but the attic, with a gable window, is a little brighter.

No. 3, on the opposite side (Mrs. Nightingale) has no back windows except in the attics, which, on account of structural defects are practically uninhabitable.

No. 4, (Mrs. Henson) is a double house. The walls and ceilings are decayed and the attics are unusable.

These four houses are sound enough externally but they require radical treatment by reconditioning to make them reasonably habitable. (Group II.)

Fronting the main street (left) are four cottages owned by Mrs. Charles Wise, Bletchley. In the whole group the ground-floor is low and unhealthy. The roofs—thatch covered by corrugated iron—are worn out and leaky. The back-yard is very small and narrow. The general state of repair is bad.

These houses are badly placed and should be demolished and cleared. (Group I.)

The cottages opposite the above (owned by Mrs. Henson) require specified repairs and improvements. (Group IV.)

On the right, close to Watling Street, is a group of brick houses which are very much hemmed in by other buildings. The owner is Mrs. Pratt, Anchor Inn. The one, occupied by Mrs. Jefcoat, has a very dark living-room and an unventilated pantry: there is an attic, one fair-sized bedroom and a box-room in addition. These rooms lack air and sunlight, and are very unhealthy for young children. The neighbouring house is similar.

These houses should be reconstructed to provide better light and through ventilation, failing which they should be closed. (Group II.)

#### Blackwell End.

On the left is a block of six thatched cottages belonging to the Grafton Estate. They have become dilapidated and provide insufficient light and ventilation. The pantries are unventilated and there is no accommodation for washing. The bedrooms, which are partitioned across the eaves, are very dark and gloomy.

These cottages are structurally unsound and should either be demolished or reconstructed. (Group II.)

Two cottages on the right (Owner—Mrs. Wilkins) have fairly good ventilation, but the windows should be enlarged and pantries provided. (Group IV.)

Lower down on the same side are three thatched cottages owned by Mr. Ashby.

No. 1, (Baker) has one bedroom and a living-room, and an unusable attic with a window about a foot square. The roof is so low that one might readily be bruised on the head by suddenly sitting up in bed. The structural condition is hopeless.

No. 2, (Mrs. Hughes) is slightly better, as it has windows front and back.

No. 3, (Mr. Howard) with similar accommodation has through ventilation in the bedroom. The stairs are bad; the roof leaks, and the ceiling is falling in. The outer wall is out of alignment.

These houses are fit only for demolition. (Group I.)

Three cottages owned by Mrs. Evans, Stony Stratford.

No. 1, (Mrs. Holloway) has an attic, one bedroom, and a living-room. It is occupied by father, mother and three young children. The attic is unsafe and cannot be used. The bedroom is small and has only one window, about 2 ft. square. The living-room is small and badly lighted, and the pantry is lighted but unventilated.

No. 2, (Mrs. Langley) and No. 3, (Mrs. Tapps—aged 90) are no better. The walls are badly cracked, front and back.

These cottages should either be demolished or reconstructed. (Group II.)

Two cottages in one; No. 1 (Mrs. Webster) has an unventilated pantry, two bedrooms and two living-rooms. The back window is practically blocked by another house.

(2). (Occupied by Mrs. Richardson). The pantry is unusable. The single bedroom has only one window and is very dark and unventilated. There is also an attic which can be used only for lumber.

These two cottages (owned by Mr. Wise's Executors) should be either reconstructed or demolished. (Group II.)

A row of three thatched cottages between the above pairs—owned by Mr. Albert Tombs.

(a). (Mrs. Webster) is very damp and gloomy and has no conveniences. The three little bedrooms are in very bad condition, and their ceilings are falling to pieces.

(b). (Mrs. Owen) has one bedroom and two rooms on the ground floor, one of which is used as a bedroom. The roofs are low, and the floors uneven and decayed. The height of the ricketty ceiling is barely 6 ft., and the bedroom is very poorly ventilated.

(c). (Mrs. Johnson) has two bedrooms and a landing, and one small dark living-room. It accommodates father, mother, and four children. The walls are damp, so that the paper peels off. There is no pantry.

These cottages are badly placed and I recommend their demolition and clearance. (Group I.)

### **Wicken.**

This lovely old-world village has few houses that call for criticism. Many of the cottages are very old, but everywhere there is evidence of an affectionate regard for both the beauty of the buildings and the comfort of the tenants.

At the fork of the road are two cottages (No. 1,—Tyrell, No. 2,—Gray). Owing to the high level of the adjacent ground, the living-rooms are damp, and that of No. 2, is very dark. These cottages should be reconditioned to provide better light and ventilation. (Group IV.)

Beside the Elm Tree are two cottages, one of which is vacant. I understand this is not to be re-occupied. The other (Mrs. Walker) has a small, low living-room, and a very small sitting-room. The two bedrooms are low, but reasonably habitable for an old couple. At the end of the present tenancy closure would probably be desirable. (Group III.)

Mrs. Foddy :—The tiny living-room of this cottage is damp, owing to the high level of the adjacent soil. The stair-case is completely dark, and there is only an unventilated cupboard for a pantry.

This cottage should be re-conditioned to provide more light and ventilation. (Group IV.)

The cottage occupied by Mrs. Berrill is damp at the back, and better drainage is required. (Group IV.)

### **Deanshanger.**

1. A row of three very dilapidated thatched cottages, badly placed in front of other dwelling-houses. No. 1, (Barby) is tenanted by the owner, and No. 3, (Russell) is under the same ownership. No. 2, (Price) has a tenant-owner. All have two bedrooms, and Nos. 1 and 2 have two tiny rooms on the ground floor. Apart from minor individual differences all possess serious defects. The structure is unsound : the earth lies high behind. There is no ventilated pantry. The bedrooms are low and dark, with bad floors and wretchedly insufficient windows.

On account of position and structure these cottages should be demolished and the site should not be built upon. (Group I.)

A house at the back of the yard owned by Mrs. Walters and occupied by Mrs. Church. There are two bedrooms and a living-room. The ceilings are low, and the smaller room is inadequately lighted and ventilated. There is no pantry or copper. This house should be demolished, or entirely reconstructed. (Group II.)

At the back of the Inn is property which belongs to Messrs. Phipps, a row of seven cottages.

Nos. 1—4 have badly constructed slate roofs, and Nos. 5—7 are thatched. No. 2 is void, and I am informed that, as the houses fall vacant, they will not be re-let. There is no degree of overcrowding. The accommodation of each cottage is much the same as its neighbours—a small low living-room, dark pantry ventilated only by an air-brick ; ground high at the back ; no wash-house accommodation. The bedrooms are very dark with windows about 18 ins.



square. One cannot read a newspaper in broad daylight. The roofs are in bad condition and it rains in at the gable ends. Nos. 1—4 have rather better windows, but the back bedrooms are dark and unventilated.

The houses are very badly placed and should be demolished. (Group I.)

On the left of a yard is a congested group of houses. The three in front are fairly good but have very narrow deep yards behind, especially No. 3. (Owner—Mr. Bonham.) The other two houses (Nos. 4 and 5) stand at right angles to the above. No. 4 is obstructive to the back of No. 3, and No. 5 is obstructed by No. 1 of the row of houses described below. (Owner—Mrs. Wise.) No. 4, (Mrs. Prior) has a low, gloomy living-room and kitchen. Some of the windows do not open. The copper is in the kitchen.

No. 5, (Mrs. Grant) receives the afternoon sun only, and little enough of that. (Owner—Mrs. Wise, Bletchley.) The gable end is against an old quarry, and the earth is on a level with the window sill. The kitchen is low and small, and the food store is unventilated. The bedrooms are roomy, but the larger one has a window badly obstructed by the neighbouring row of houses.

To the right of the above is a row of five cottages owned by Mrs. Wise. Nos. 2 and 3 are empty.

No. 1, has a single divided bedroom with a very low window in the smaller apartment. The third bedroom, which has a separate stairway, has a gable window and is in fair condition. No. 5, is the only house with a proper pantry. No. 2, (Mrs. Jolly) is damp at the back. This row of houses should be reconditioned to free them from damp, and to provide better domestic conveniences including ventilated pantries. (Group IV.) If this is carried out, and indeed in any case, I recommend that the houses numbered 4 and 5, which are obstructive (Tenants, Grant and Prior) be demolished (Group I.) to provide light and air and better accommodation, etc. for the others.

Bridge Cottages, comprises a row of four low-lying and rather damp cottages beside the canal. (Owner—Mr. Wise, Buckingham.) These cottages have back doors but rather hemmed-in yards. They should be scheduled for specified improvements and re-conditioning. (Group IV.)

Brook Cottages, are three dilapidated old houses. (Owner—Mr. Cowley, Stony Stratford.) No. 3, is already empty. They are quite unfit for habitation in their present condition and should be reconstructed or demolished. (Group II.)

Near the above is a detached and very decayed thatch-roofed cottage owned by Alexander, Grafton Regis. The walls and floors are damp in winter, and the structure is hopelessly bad. This house should be demolished. (Group I.)

The Green. Three high thatched cottages on the left of the school.

No. 1, is occupied by a single man (Pittam). The rooms are gloomy and seriously defective in structure.

No. 2, (Mrs. Martin) has a poor, broken-down living-room with a low floor. The house is not rainproof and swarms with cockroaches and even toads. The bedroom floorboards are full of holes. The floor has a positively dangerous slope. One bedroom only is usable.

No. 3, (Mrs. Barby) is a larger and better house.

Nos. 1 and 2 should be thoroughly re-conditioned. (Group IV.)

### **Old Stratford.**

There are four houses owned by Mrs. Adams, Old Stratford, which are so close together as to prevent the free circulation of air. Nos. 1 and 4, separated only by a narrow passage, have good frontages on the Watling Street. Nos. 3 and 4, which lie behind, are very much closed in.

No. 1, (Mrs. Ratcliffe) is a fairly roomy house with an attic, two bedrooms, and two living-rooms. The bedrooms are very inconveniently arranged (two old houses made into one) and the passages are narrow and dangerous in case of emergency. The ceiling of No. 2, bedroom is badly sagged. On the whole the ventilation is unsatisfactory. The attic roof is giving way. The house is rather overcrowded (5 adults and 1 child).

No. 2, immediately behind is occupied by Mrs. Gallop (father, mother and three children). The living-room is very dark and poorly ventilated. There is no pantry and no copper. One of the two bedrooms has a window obstructed by No. 3, and the other has a gable window.

I recommend the demolition and clearance of the two houses on the left of the passage in order to give sufficient light and air to their neighbours. (Group I.)

### **Cosgrove.**

Hill Cottages (Manor Farm).

No. 1, (Mrs. Bailey) is an old thatched cottage, without conveniences (pantry or copper). The living-room has through ventilation, but is very damp, owing to the high level of the ground at the back and side. The two roomy, old-fashioned bedrooms are not rain-proof and the walls appear to be cracking.

No. 2, is void, and is used as a barn : it is a dangerous structure.

No. 3, is a slate-roofed cottage in better condition.

No. 4, is a detached old low thatched cottage, now vacant. The kitchen ceiling is a bare 6 ft. high.

No. 1, requires extensive reconditioning to provide reasonable conveniences, and freedom from damp. (Group IV.)

No. 4, requires complete reconstruction, if it is considered worth preserving. (Group II.)

The Forge Cottages.

No. 1, (Tenant—Mr. Andrews) is a sub-let portion of a larger cottage. It is very well kept but has no conveniences—no pantry and no copper. The structure is unsound.

No. 2, next door, is an empty cottage with a lean-to pantry and sink. The bedrooms (3) are in a very bad state, with rotten floors. There is a low window in front only.

Both cottages are badly placed and unfit for habitation. (Group I.)

Cottages near the canal, owned by Mrs. Gosling (London). The end of the first cottage has a ruinous gable wall and obstructs Nos. 4, 5 and 6. It should be demolished without delay. (Group I.)

Nos. 4, 5 and 6, backing on the canal, have low roofs, but through ventilation on the ground floor. In the bedrooms the single windows are small but fairly high.

I recommend reconditioning with raised roofs and more domestic conveniences. (Group IV.)

“ Council Houses ” (Owned by the Parish Council) comprise a group of four old cottages backing on the road. They should be provided with better windows (like No. 4) and generally improved. (Group IV.)

“ Wet End.” Owner—Mr. Fred Jelley.

The cottage occupied by Mrs. King has an attic, a bedroom, and a living-room. There is no pantry, and the living-room has windows on one side only. The bedroom has two windows, one of which can be opened. The attic is barely habitable.

Next door (Mrs. Stewart) requires a window to light the dark stairs.

These cottages should be reconditioned. (Group IV.)

The cottage (Owner—Mr. Meadows, Stony Stratford) tenanted by Mrs. Smith, has a completely dark stairway. The land behind belongs to the same owner. Reconditioning should provide adequate lighting and ventilation. (Group IV.)

### **Yardley Gobion.**

TOWCESTER ROAD.

A group of six thatched cottages belonging to the Grafton Estate.

No. 1, has a very low ceiling (6 ft.) to the living-room. The pantry is unventilated. The bedrooms are lofty but have windows only in front.

No. 2, (Drinkwater) is neglected and the roof especially is in bad condition.

No. 3. (Cadd.) The roof leaks ; the floor-boards are uneven and decayed. The pantry is dark and airless and there is no copper.

No. 4, (behind) Tenant—Mrs. Swan. The kitchen and living-room are small and the roof leaks. The pantry is good, but there is no copper. The ceiling of the living-room is rotten and the windows are small. Each bedroom has one low window. The walls are cracking in the bedroom and its windows are practically on ground level.

No. 5, (Mrs. Whitehead) has a tiled roof. The living-room ceiling is only 6 ft. maximum height. The one bedroom has only a tiny window and is airless.

No. 6, (Mr. Gardner) has a partitioned bedroom. The windows are very low—one to each room. The pantry is a mere stair cupboard. The earth lies high behind and causes damp.

These cottages require reconstruction to make them fit for habitation. It might be possible to make three, or even four, good cottages out of the six. (Group II.)

On the opposite side is a cottage (Owner—Mr. Meakins, Potterspury). The living-rooms are fairly high and have through ventilation. The pantry also is good. The bedrooms are of reasonable size, but No. 1, has only one low window. For improvements. (Group IV.)

The cottage (Grafton Estate) occupied by Mrs. Archie Atkins, has no windows at all at the back. The bedrooms are low (6 ft.) and intolerably hot in Summer. This cottage should be reconditioned to provide more conveniences, and better light and ventilation. (Group IV.)

At the side of the old " Workhouse " stands a semi-dilapidated thatch cottage in a bad position (Owner—Mr. Dickens). The one end is very low, and the thatch is not rain-proof. This cottage should be demolished and cleared when the present tenancy is determined. (Group III.)

At the end of a lane on the South of the village are four cottages (Owner—Wise).

No. 1, (Mrs. Church) is small, but in good condition and suitable for its present occupants.

No. 2, (father, mother and two children) has a bedroom and a very small landing. The pantry is ventilated, but the living-room has a window in front only. The bedroom is a poor place.

No. 3, has no pantry, but a larger and better ventilated living-room.

No. 4, is rather larger.

Nos. 2, 3, and 4 should be reconditioned. (Group IV.)

### **Paulerspury.**

#### **" PUDDING BAG " LANE.**

A row of cottages on the left, belonging to the Grafton Estate.

No. 1. (Tenant—Mrs. Higham.)

This old thatched cottage has through ventilation in the living-rooms, but only one window to each bedroom. The latter are otherwise fairly good. The pantry is lighted and ventilated.

No. 2. (Mrs. Collins.)

There is through ventilation on the ground floor, and a pleasant living-room at the back. The pantry has a good window. The bedroom floors are bad, but the lighting and ventilation is fair. The ceilings are defective.

No. 3, (Mrs. Holman) accommodates in its two bedrooms, father, mother and four children. The living-room has a low roof. The pantry has sufficient ventilation. The bedrooms have low windows, one to each room ; and the ceilings are sagging and thus increase the darkness of the rooms. The walls are cracking near the windows.



No. 4. (Mrs. Lucas.) The living-room and the kitchen are fairly well-ventilated, but the pantry window does not open. The first bedroom is small but fairly high ; the other, which has a low, small window, is very dark.

No. 5, (Mrs. Smith)—father, mother and three children. The living-room is small, and the pantry is damp, owing to the high level of the ground behind. The two bedrooms have through ventilation but are poorly lighted. The floor-boards need repairs.

No. 6. (Mr. Adams—alone.)

The ventilation is fair but the window frames are bad. There is no copper or pantry. The bedrooms are small and gloomy.

All the above houses are thatched, but No. 7—with a tiled roof, is in good condition.

No. 8, (thatched) is occupied by Mrs. Sturgess. The living-room ceiling is very low, but the tiny sitting-room is pleasantly lighted. The pantry is good and well-ventilated. The bedrooms have low windows and are very dark.

No. 9, occupied by Mrs. Henson, has only one bedroom, and a living-room. There is a kind of pantry in a passage leading to the back door. The air is quite stagnant in the small bedroom which is lighted by a single low window.

No. 10, (Mrs. Dunkley) has a fair-sized living-room and a small scullery. The family consists of six adults (3 male and 3 females) in two bedrooms. The one bedroom is very low indeed, and the ceiling is warped—only 5 ft. 8 ins. in height. The other is better, and has a gable window.

All the above houses, with the exception of No. 7, require extensive reconditioning and this is especially true of Nos. 8—10. Nearly all are well-decorated and beautifully clean, and many of the defects of structure are temporarily concealed by wallpaper. It does not seem desirable to deal with this group, but as the cottages become vacant, they should on no account be relet without radical alterations. Failing this, they should be closed and ultimately demolished. (Group III.)

#### HIGH STREET.

At right angles to the street on the left is a group of three cottages, and a detached cottage (No. 4) belonging to Mr. Holden, Northampton.

No. 4, occupied by Mrs. Lee, has two bedrooms and two living-rooms. The pantry is dark and unventilated. The ground floors are in very rough condition, and the ceilings are low (the cross-beam is only 5 ft. 7 ins.). The bedrooms have a steep pitch, are very narrow and dark, and each has one window only. The floors are worn and uneven.

No. 5. (Mrs. Ralph.)

This cottage, occupied by a widow and four children, is overcrowded. It has only one bedroom and a living-room. The latter is fairly bright, but the bedroom is gloomy, and its air is stagnant. The single window has an available opening of only 12 ins. by 18 ins.

No. 6, (Mrs. Faulkener and her son) has two bedrooms and two rooms on the ground floor. The living-room has through ventilation. In the pantry and the scullery the floors are rough and damp. One bedroom is large but badly lighted : the other has a better window.

No. 7, (Mrs. Morton) has also two bedrooms and two living-rooms—for father, mother and one child. The pantry is lighted and ventilated. Unfortunately the outer wall is cracking and falling out of alignment. Only one bedroom is usable, and it is made brighter by a gable window. The floor is crumbling.

These houses have corrugated iron roofs which appear to be weather proof. They all require reconditioning and it is doubtful whether No. 4 should be retained on account of its poor structure and somewhat obstructive position. (Group IV.)

HOG LANE. Cottage owned by Mr. Worsley, Northampton. Tenant—Mrs. Wootton. (father, mother and six children, five of whom are adult.)

There are two bedrooms and a landing, and two living-rooms. The latter are old, but in fair condition. The pantry is lighted and ventilated, but several windows on the ground floor are not made to open. The bedrooms are lighted and ventilated on one side only, and I could detect no movement of air. The cottage has a recent corrugated iron roof.

This cottage should be reconditioned to provide better light and ventilation upstairs and general structural improvements. (Group IV.)

\* Next door is a white cottage (Owner—occupier Mr. Pratt). It has a 'divided' bedroom and two small living-rooms. There is through ventilation on both floors. The house is barely sufficient for a family of six. In any case it should be re-conditioned and the roof raised before any change of occupancy takes place. (Group IV.)

THE GREEN. A thatched cottage owned by Mr. Franklin, and occupied by Mr. Dunkley. The living-room has through ventilation, and a small pantry recently provided with access to air. The floors and the stair treads require repair. (Group IV.)

The next house (occupied by a single man) is in a poor state and ought to be reconditioned before re-letting. (Group IV.)

#### PURY END.

Three houses of three storeys, owned by Mr. Smart of Towcester, are in fairly good structural condition. The ground level, however, is very high behind and gives rise to damp. There is ample room and slope for proper drainage and this should be carried out. (Group IV.)

A "cottage" formed of old and dilapidated railway coaches (Owner—Mrs. Barron, Coventry) is occupied by Mr. Howard. It has no garden and is structurally unsound. Recommended for demolition. (Group I.)

Two cottages owned by Mrs. Honeysett, of Whittlebury. (Close to No. 1, is a ruinous cottage, the back wall of which is now dangerous to the inmates of this cottage; it should be dealt with as a dangerous structure, and demolished).

No. 1. (Mrs. Lucas.)

This cottage has two bedrooms, a living-room and a ventilated pantry. There is no copper. The general condition is fair. The bedrooms have good windows in front, but the house would benefit greatly by the insertion of a 'landing' window at the back. (Group IV.)

No. 2. The neighbouring house is of similar design and accommodation, but it is grossly overcrowded—with six adults, (3 males, and 3 females).

In addition, the house is in a wretched state of internal repair, and the bedrooms are infested by bugs. The only possible remedy is to evacuate the present tenants without delay (taking care to disinfect their belongings) and to strip the walls and chimneys of the whole house. It could then be reconditioned after thorough cleansing. If, for any reason, this cannot be done, the house should be closed and demolished, as it is utterly unfit for habitation in its present state (Group II.)

Two houses owned by Mr. Tomlin, Paulerspury. One of these is closed and dilapidated. The other (Mrs. Webb) has two poorly ventilated bedrooms and two living-rooms. It might be possible to reconstruct these two houses to make one, or conceivably two, good cottages. (Group II.)

#### **Alderton.**

Two rather picturesque cottages belonging to the Grafton Estate.

No. 1, (T. Berry), has father, mother and two children.

No. 2, (Mrs. Fred Webb) has mother, father, three male adults and two girls of school age.

They are kept in good condition, but the walls are really very poor. The pantry is unventilated and unlighted, and the ceiling in the living-room is broken in many places. Both bedrooms have a single low window and they are very dark.

I recommend reconditioning with repairs to floors and ceilings, ventilated pantries, and improved lighting and ventilation to the bedrooms. (Group IV.)

### **Grafton Regis.**

Four thatched cottages to the north of the Church are unsound. No. 3, is void and dilapidated. No. 2, (Mrs. Morton) has through ventilation to the living-room and a good pantry. The first bedroom is dark and has a very small window, the second has very old, decayed floor-boards and a window on the floor-level ; and the third, the only one with two windows is completely dilapidated.

No. 1, (Mrs. Blunt) is similar, but, owing to windows on the gable end, is a good deal lighter. No. 4, at the opposite end (Clayton) is in a poor state of repair.

These houses should be reconstructed to make four good cottages, with proper light and ventilation, and reasonable domestic amenities. (Group II.)

### **Ashton.**

Group of four thatched cottages (Owner—Mr. Rogers), situated opposite the village pump.

No. 1. Mrs. Shackell (father, mother and three children), has two bedrooms and two living-rooms. The living-room has windows on both sides, but the ceiling is only 5 ft. 10 ins. There is no copper, and the pantry has only a small window which does not afford enough light or ventilation. The floor has been recently tiled. The first bedroom has a single low window 24 ins. by 16 ins. and its rafters are in bad repair. The second is similar, with a worn and unsound floor.

No. 2, (Mrs. Allen) has through ventilation in the living-room but no pantry. The wooden floors are damp and rotten. The bedrooms are separated only by a narrow partition open to the roof. There are many holes in the floors and the window is only 18 ins. by 16 ins.

These cottages need repairs to thatch.

No. 3, has a single living-room with through ventilation, and a good-sized kitchen and pantry. The two bedrooms are pleasant and better lighted than those of No. 2.

No. 4, is empty, but similar to No. 3.

I recommend reconditioning of these cottages, especially 1 and 2, to provide better light and ventilation to the bedrooms, and improvements to the floors, especially the ground floor of No. 2. (Group IV.)

Three cottages to the north side of the railway (owned by Mr. Malcher, Northampton).

No. 1, (Atterbury) has two very small bedrooms and a living-room. The walls are damp and the ceilings low.

No. 2, is similar. The pantry is unventilated and unlighted, and the ceilings are very low. The bedrooms have very little headroom at the eaves.

No. 3, is similar : its floors are defective. I recommend re-conditioning : better pantries, bedroom windows, and more conveniences. (Group IV.)

### **Hartwell.**

#### **PARK GATE COTTAGES.**

This is a group of semi-dilapidated thatched cottages. The one occupied by Mrs. Douglas has three bedrooms and two living-rooms. The living-room has two doors and one window, and there is also through ventilation in the sitting room.



Unfortunately the floors are damp on account of the undirected overflow from a pond nearby. Two bedrooms have two opposite windows on the floor level, and the third a single low window. The headroom to the eaves is very poor and all three bedrooms are dismal.

No. 2, occupied by a single tenant, Miss Holme. The living-room is very small, and the pantry dilapidated. The one bedroom has a single low window 18 ins. square and is almost completely dark.

No. 3, (Mrs. Herbert) has two bedrooms and two living-rooms. There is neither pantry nor copper. Each bedroom has one small window only.

I consider that these cottages are not reasonably fit for human habitation. They require thorough re-conditioning with raised roofs, better windows, improved food storage, etc. (Group IV.)

#### LOWER END.

Group of three cottages owned by Mrs. Weston. These cottages have no windows at the back, but one (Mrs. Herbert) has a back door. The bedrooms are large and airy.

Stairhead windows should be inserted. (Group IV.)

Rose Cottage—owned and occupied by Mr. Dimmock. The roof is dilapidated and should be repaired. (Group IV.)

A cottage—High Street—owned by Mrs. Ward, Lower Heyford and occupied by Mr. Jones. This cottage has a low, dark living-room and a tiny kitchen, and pantry. The landing bedroom is dark and not rain-proof. The window is on floor level. The other bedroom is also dark and ill-ventilated. The gable wall is cracking, and the outer walls are damp owing to the high level of the ground.

This cottage should be demolished. (Group I.)

Next door to the above is a cottage owned by Mr. J. Whatton, Hartwell, and occupied by Mr. Herbert. There are no windows at the back except for the pantry (which does not open). The main living-room and the smaller room have one window only. The two bedrooms have one low window each. The air is stagnant. The floor is old and uneven. This cottage should be reconstructed to provide higher rooms and better light and ventilation. (Group II.)

Next door (Mrs. Murby) is a rather better cottage with through ventilation to the living-rooms. The pantry has recently been provided with a window. The second room has a bad floor, and is very damp. The 'landing' bedroom has a recently inserted stairhead window, and the front window of the main bedroom has been enlarged.

This house should be improved on the ground floor by elimination of damp and better flooring. (Group IV.)

An obstructive old cottage (Owner-occupier, Mr. Dunmore) has low but roomy living-rooms. The two bedrooms have gable-end windows, but they are very long and narrow. A wall next door interferes with the light to No. 2 bedroom.

This cottage is sufficient for its present tenants, but should be scheduled in Group III.

## THRAPSTON RURAL DISTRICT.

|   |     |     |     |     |     |       |
|---|-----|-----|-----|-----|-----|-------|
| Population                                    | ... | ... | ... | ... | ... | 9,969 |
| Total dwellings occupied                      | ... | ... | ... | ... | ... | 2,687 |
| Number of private families therein            | ... | ... | ... | ... | ... | 2,696 |
| Number of houses inspected                    | ... | ... | ... | ... | ... | 108   |
| Number of houses condemned                    | ... | ... | ... | ... | ... | 61    |
| Number of houses scheduled for reconditioning | ... | ... | ... | ... | ... | 34    |

The Thrapston Rural District consists of nineteen parishes of the old Thrapston Union which lie within the Administrative County ; the remaining parishes are in the County of Huntingdon. Two parishes, Thrapston and Woodford, have over a thousand inhabitants. Thrapston, the administrative centre, is a compact little market town. The district is largely rural, but iron and other industries are represented.

The district is within the limits of supply of the Rushden and District Electric Company, and the parishes of Thrapston, Islip, Denford, Ringstead and Woodford are served. The supply is being extended to other villages associated with the Drayton Estate.

The Thrapston Gas and Coke Company, supply Thrapston and Islip, and the Raunds Gas Company serves Stanwick.

A complete public water-supply is piped to individual houses in nine parishes. The Rural District Council have recently considered schemes for the extension of available supplies to more remote villages which have no local sources upon which they can draw. This enterprise deserves every encouragement.

Twelve parishes are wholly, and five partly sewered. Disposal schemes exist in fourteen parishes, and Brigstock has recently acquired an excellent modern system. Elsewhere the schemes are barely adequate.

Arrangements are made by the Local Authority for the collection and disposal of refuse in five parishes.

There has been a considerable extension of the water-carriage system of recent years.

During the last intercensal period there was an increase of 115 occupied dwellings, and a corresponding increase of 109 families.

**Stanwick.**

A cottage at the West End occupied by Mr. T. McLennan and owned by Mr. Minnelly. This property is very old and decrepit, and could not even be reconstructed at a reasonable cost. For demolition and clearance. (Group I.)

IVY PLACE consists of ten cottages. The area is congested and unhealthy. The out-buildings are decayed, and there is insufficient space for even the necessities of life. An adjoining factory further interferes with the access of light and air. These dwellings are thoroughly unsound and the entire property should be demolished and cleared. (Group I.)

A Wood Building in the hollow which adjoins the watercourse is built on an undesirable site. It is structurally unsound and should be demolished. (Group I.)

Stanwick contains, in addition, a number of badly placed properties, obstructive to the highway. None of these, however, appeared to be ripe for demolition. They will no doubt be dealt with under Section 17 of the Act.

**Ringstead.**

This village also contains a considerable amount of crowded and obstructive property, and it is hard to resist the temptation to recommend large areas for clearance. The following properties appear to require early attention :—

A very old cottage in Carlow (owned by Mr. Wm. Freeman and occupied by S. Hunt). This dwelling has recently been repaired and partly reconditioned. A dilapidated adjoining cottage was demolished. (Group IV.)

Two very dilapidated cottages owned by Mrs. Talbot, one of which is unoccupied : the other is tenanted by J. Pentelow. These ruins are situated at London End. They should be demolished and cleared. This would make an admirable site for new dwellings. (Group I.)

Barratt's Yard forms a congested and unhealthy area which should be radically dealt with. An old cottage occupied by Frend and owned by the Oddfellows' Club, Oundle has had some repairs. Nevertheless it is hemmed in and so badly placed as to give insufficient access to light and air. This house should be demolished and cleared. (Group I.) Another cottage in this Yard, under the same ownership (Tenant—Adams) is dilapidated, and devoid of through ventilation. It should be cleared. (Group I.) The whole Yard should be scheduled as an improvement area.

Chapel Yard is another congested area in which the cottages are built at all angles, regardless of comfort and health. Those adjoining the street appear to be capable of repair (Group IV.), but those lying within the yard should be demolished and the site cleared of buildings. (Group I.)

Just off High Street are two cottages owned by Mr. O. Roberts of Ringstead. These houses have no through ventilation, but a great improvement in this respect could be made, if the yard at the side of the dwellings were stripped of its outbuildings and two cottages demolished. (Group II.)

Off Carlow road two very dilapidated dwellings (occupied by Manley and Hathaway) are to be found. They are so far gone in decay that nothing short of demolition and clearance would be of any value. I recommend clearance of the site. (Group I.)

**Great Addington.**

Practically all the dwellings are tenantable and only reconditioning and minor improvements are required.

**Little Addington.**

DODSON'S YARD. Two cottages owned by Mr. Dodson of Ringstead and occupied by Collis and Mayes, are in very poor structural condition. If they were thoroughly reconditioned to provide through ventilation and reasonable conveniences, they might be suitable for the aged. But they are not fit for families and I doubt if their value warrants any expenditure. I recommend their closure and demolition. (Group II.)

The three cottages on the top road (Agent—J. Ward) occupied by Shortland, Tarry, and R. Ward, are absolutely unfit for habitation, and could not be made fit at a reasonable cost. Recommended for demolition and clearance. (Group I.)

**Brigstock.**

It was pleasant to notice that in this village a great deal of defective property was being reconditioned. When the excellent sanitary state of Brigstock becomes more widely known, the village should become a very attractive site for residential building.

**Woodford.**

Seven cottages in Church Street (owned by Mr. Wells, Kettering) are structurally unsound. They are badly placed and have insufficient space and conveniences. For demolition. (Group I.)



**MANNING'S YARD.**

Three cottages owned by Mr. Goodman and occupied by Hawkes, Allen, and Carrington : two dwellings in Baker's Lane the back of which adjoins the above. The three cottages, which are in any case structurally defective, should be demolished and cleared to provide adequate light and air for the cottages in Baker's Yard. (Group I.) The latter should be scheduled for reconditioning. (Group IV.)

**BIRD'S YARD.**

The seven cottages form a congested area. (Owner—Mr. S. Hawkins, Bedford.) Four of these are in an advanced state of dilapidation, but the remaining three require only repairs and improvements. (Group IV.) The first four should be demolished and cleared. (Group I.)

**GRAVEL WALK.** Four old cottages are in poor general condition and have no space at the back. They should be pulled down ; the site could be adapted for rehousing. (Group II.)

**Twywell.****CYPRUS ROW.**

The six houses in this row are not reasonably fit for habitation in their present condition. They would be greatly improved if the out-buildings at the rear, now forming part of an adjoining property, could be pulled down and re-erected twenty feet away. Failing this, they should be demolished. (Group II.)

**MODEL ROW.**

The eight houses in this row are in fair structural condition ; but the outbuildings are defective, and there is insufficient surrounding space for sanitary and other requirements. (Group IV.)

**PLEASANT ROW.**

The six houses of this row are of a very poor type. Ventilation is almost non-existent. There is no accommodation for food-storage, and the sanitary arrangements are grossly defective. These cottages should be demolished. (Group II.)

**Thrapston.**

There is not a great deal of totally unfit property in Thrapston, but a number of houses appear to be deteriorating and ought to be reconditioned.

**CHURCH SIDE AND BULL RING.** The seven cottages of this group form an unhealthy area. They are structurally unfit for habitation and, on account of their bad position, reconstruction would be of no avail. Recommended for clearance. (Group I.)

**CHURCH YARD.** A derelict dwelling (Owner—Mr. Booth), occupied by Knibbs, should be demolished and cleared. (Group I.)

**Titchmarsh.**

This rather straggling village suffers from defective sanitation, and much of the sewage (sink wastes, etc.) discharges directly into the village brook. The cottage property is old and much of it has structural defects which require to be dealt with under Section 17 of the Housing Act, 1930. There are no congested areas which could be described as slums.

**Denford.**

The cottage property in this village is for the most part fairly sound. Although a number of old cottages require repairs and improvements, there is no slum property. The village is in need of a good water-supply and better sanitary arrangements.

**Lowick and Islip.**

These villages are pleasantly situated. Their cottages are well-constructed ; and provided with more amenities and housewifely comforts than one generally finds in rural districts.

## TOWCESTER RURAL DISTRICT.

|   |     |     |     |     |     |       |
|---|-----|-----|-----|-----|-----|-------|
| Population                                    | ... | ... | ... | ... | ... | 9,416 |
| Total dwellings occupied                      | ... | ... | ... | ... | ... | 2,633 |
| Number of private families therein            | ... | ... | ... | ... | ... | 2,645 |
| Number of houses inspected                    | ... | ... | ... | ... | ... | 336   |
| Number of houses condemned                    | ... | ... | ... | ... | ... | 222   |
| Number of houses scheduled for reconditioning | ... | ... | ... | ... | ... | 91    |

This Rural District is co-terminous with the old Towcester Union. It consists of twenty-three parishes, which are almost entirely rural in character. Towcester, the administrative centre, is a town of 2,252 inhabitants. No other parish has a population of more than a thousand.

The whole district is within the area of supply of the Northampton Electric Light Company and eight parishes are served. The Towcester Gas Company supplies the parish of Towcester with gas.

Ten parishes have the benefit of a complete public water-supply. The remaining thirteen parishes have to be content with shallow wells.

The twenty-three parishes in the district are only partly sewered. Sewage disposal schemes are confined to nine parishes, and few of the systems are entirely adequate.

Arrangements for the collection and disposal of refuse are made by the Local Authority in two parishes; the remainder appear to have no scheme.

Except in Towcester, conversion to the water-carriage system proceeds slowly.

In the intercensal period there was an increase of 62 private dwellings and 52 families.

It gives me great pleasure to record that this progressive housing authority, the Towcester Rural District Council, has already carried out a thorough inspection of the area, and scheduled for demolition the greater part of its defective property. It has earned the distinction of being the first rural district to prepare and carry through a comprehensive five-year programme of slum clearance. Towcester stands to-day as a pioneer in the county, for it has acted with courage and surmounted many difficulties.

Furthermore, the programme is no mere paper scheme: material progress in the clearance of slum areas and the rehousing of their inhabitants is already well under way in Towcester itself, and other villages are being dealt with systematically.

Towcester is not, financially, the most fully-armed district in the county, but it is showing its neighbours, by practical demonstration, that the dragon of bad housing can be fought and conquered.

**Blisworth.****NEW BUILDINGS.**

This forms, in its present condition, an unhealthy area. Four of the houses at the entrance are back-to-back, and the ventilation is very defective. They should either be demolished (which would open up the yard) or at least reconstructed to form two houses with through ventilation. (Group II.)

No. 2, on the right of the yard, has its bedroom windows on the floor level, and is generally dark and inconvenient.

The row on the left consists of high brick buildings which have no windows at the back. There is also a good deal of damp on the ground floor at the back. I recommend that these houses be demolished or reconstructed to provide better ventilation and reasonable domestic conveniences. (Group II.)

## CHAPEL LANE.

Six thatched cottages in two groups of three owned by Miss Hallett.

The group on the right has two fine old cottages with thatched roof and mullioned windows.

No. 1, at the end, which has a tiled roof, is not so satisfactory ; it is occupied by Mr. Perkins and has two bedrooms and a living-room. The bedrooms have windows at the gable end ; the structural condition and state of repair are poor, and I think that this building should not be used for human habitation, but might conveniently be reconstructed to give further domestic conveniences to the other two houses.

Nos. 2 and 3, occupied by Packwood and Monk respectively, should be reconditioned and preserved. (Group IV.)

The second row, Nos. 4, 5 and 6, is badly placed and structurally unsound ; it abuts on a narrow lane with cottages on the other side preventing the access of light and air ; the walls are badly cracked and bulging at the back. No. 6 has three tie-irons.

No. 4, occupied by Harris, has one bedroom with the window at the gable end, and one living-room ; the gable wall is cracked.

No. 5 (Brown) has a bedroom, a landing, and a living-room with small windows front and back.

No. 6, Mrs. H. Monk, has two bedrooms and two living-rooms ; there are two windows overlooking the Lane from the bedrooms, but no through ventilation to the living-rooms. The structural condition is very poor and the back wall is leaning outwards.

I recommend the demolition and clearance of these cottages on account of their bad position and structural defects. (Group I.)

Two old thatched cottages (Owner—Mr. Campion) on the opposite side of the Lane. These cottages have a pleasant outlook on the front, but the backyards are narrow and the pail closets too close to the house ; the installation of water-closets would be of great advantage.

No. 1 (Payler) has pleasant living-rooms and sufficient ventilation.

No. 2 (occupied by Miss Hedge) is in beautiful internal condition and is quite sufficient for the needs of its present occupier.

These are good examples of well-kept old cottages, but the sanitary improvements mentioned above are desirable.

On the opposite side of the Lane are three low cottages owned by Mrs. Griffiths. Their general condition is satisfactory, and with the demolition of the three cottages referred to above owned by Miss Hallett (Nos. 4, 5 and 6) their situation should be further improved.

The reconditioning should provide better ventilation and the prevention of damp owing to the high level of earth on one side ; domestic conveniences should also be improved. (Group IV.)

A tiny cottage in a very bad position, owned by Mr. Alfred Wesley and occupied by Mr. Alfred Dawson. There is no back ventilation whatever, and the two rooms, which are both on the ground floor, are very low and dismal. There are no conveniences, neither pantry nor wash-house, and the house is damp.

This house is unfit for human habitation. (Group I.)

**Shutlanger.**

At the top (eastern) end of this village is a group of houses (owned by Executors of Mr. R. W. Cooke) which require clearance. Two of the houses have been improved by raising the roofs, but the obstructive buildings occupied by William Hawkins (1), Miss Annie Rogers (2), and William Inwood (3), should be demolished and cleared. (Group I.)



**Gayton.**

KILN YARD. (Agent—Dixon, 94, Bostock Avenue, Northampton.)

The six houses are in poor condition, but have through ventilation. The yard is narrow and inconvenient. There are only pit closets ; the woodwork is bad and there is lack of accommodation and air space.

These houses should be scheduled for reconditioning and improvements. (Group IV.)

CHAPEL YARD. (Agent—Hillyer.)

This group of six cottages has a very narrow entrance to its yard, and the houses have no through ventilation. They should either be demolished or reconstructed to provide better ventilation and reasonable domestic amenities. (Group II.)

GREEN'S YARD. (Owner—Mrs. Green.)

There is serious lack of space for this group, and the closets (bucket type) are too close to the dwellings.

PAYNE'S YARD contains a number of dilapidated cottages which abut on a private garden. The three cottages (Owner—Mr. Ratlidge) should be demolished. (Group I.)

BANBURY LANE.

The cottages (Owner—Mrs. Waddle) by the side of the canal are in poor structural condition. Owing to the nearness of the canal they are very damp in winter. Rose Cottage and West End Cottage (Owner—Mrs. Ratlidge) are in one block and are in poor condition.

These cottages should either be demolished or reconstructed. (Group II.)

**Towcester.**

WOODWARD'S YARD.

This row of three cottages has a very narrow yard. There are windows at the back, but no doors. The structure is defective, especially floors. There are no pantries. One w.c. is provided for three houses.

Scheduled for demolition and clearance. (Group I.)

BLACKWELL COTTAGES.

These are back-to-back houses of peculiar construction. The living-rooms of the back row are roughly on a level of the first floor of the front. The general structure is unsound, and the lower rooms are dark and damp. There is no pantry.

It is just possible that these houses might be reconstructed to form four decent cottages, but on account of their bad position I feel that demolition would be preferable. (Group II.)

SPRING GARDENS.

In this group are two reasonably good houses with two bedrooms and two living-rooms ; and two bad houses with one bedroom only and no through ventilation. The pantries are unventilated and the sinks useless. The two latter houses should be reconstructed or demolished. (Group II.)

THE MOAT.

These houses should be reconstructed or demolished. (Group II.)

BROWN'S YARD.

This slum property of six houses, forms part of a clearance area which is being adequately dealt with by the Council.

**BRACKLEY ROAD, No. 1. Scriviner's Cottages.**

These five cottages are badly placed and are very defective in general structure. There is no accommodation for washing and food storage, and no through ventilation to the rooms. The garden behind belongs to another owner. For demolition and clearance. (Group I.)

**BRACKLEY ROAD, No. 2. Ashby's Cottages.**

Two houses have no back-ways, and the wretched closets (two for five houses) are too far away. There is no accommodation for food storage. For demolition and clearance. (Group I.)

**SAWPITS.** This group of three cottages is very badly placed and provides insufficient light and air. The two cottages without through ventilation should be closed, and their buildings might serve for wash-house, etc. (Group II.)

The house occupied by Miss Hodson (adjoining Greville's stables) has insufficient light and ventilation. If this can be improved, reconditioning may be worth while; otherwise it should be demolished. (Group II.)

**KING'S LANE. (Foster and Jeffery.)**

These two cottages are poorly ventilated and the structure is very defective. There are no wash-houses. For demolition or thorough reconditioning. (Group II.)

**CALDECOTE. (Furness's Cottages—adjoining chapel.)**

The two old cottages (occupiers—Webb and Drinkwater) are badly placed and in a poor state of repair. For demolition and clearance. (Group I.)

**Pattishall.****EASTCOTE.**

Cottages owned by Mr. Nightingale.

The cottage tenanted by Mrs. Webster, has recently been re-thatched, but its walls are in very bad condition. Its upper rooms are poorly ventilated and dark.

The cottage tenanted by Holloway is half-ruinous, and its walls are leaning dangerously outwards.

They should be reconstructed or demolished. (Group II.)

**Barrack Yard.**

This group of cottages, which forms a kind of square, is in poor structural condition. There is no through ventilation and no pantry. They should be reconditioned or demolished. (Group II.)

**ASTCOTE.**

A group of three cottages owned by Miss Hornsby, Eastcote. These are small, and have no through ventilation. Their position is unhealthy and they should be demolished. The front shop and its adjoining cottage may be retained. (Group I.)

The house owned by Mr. Walters, Stony Stratford, has no back-way, and is in poor repair. It might possibly be reconstructed to form (with the neighbouring barn) a fairly decent cottage. (Group II.)

The houses owned by Mrs. Pinkard are damp and crumbling. They do not appear to be worth reconstructing and should be demolished. (Group I.)

(Hornsby.) The two brick-built cottages beside the chapel have practically no through ventilation. They should be scheduled for improvements. (Group IV.)

Pattishall.

Opposite "The Malt Shovel" a cottage owned by Mrs. Rogers and tenanted by Furness is of very poor construction and should be demolished and cleared. (Group I.) This clearance will improve the group of houses beside the school.

Forrester's Yard.

This row of houses has very low partitioned bedrooms. The earth is banked up at the back of the row and causes damp. For improvements—raising and re-roofing, and trenching of backs. (Group IV.)

### **Blakesley.**

COLSWELL LANE. (Owner—Mrs. Bartholemew.)

Three cottages, occupied by Coucher, Rogers, and Stanton, have no through ventilation. The bedrooms are rather low and dark, but the general structure is fairly sound. Scheduled for improvements in light and ventilation. (Group IV.)

The cottage opposite (lately occupied by Webb) is dilapidated and should be demolished. (Group I.)

Three cottages (Owner—Mr. Linnell, The Church Farm).

The two of three storeys have back-doors but no through ventilation to the bedrooms. The third cottage, which has two storeys, is of good type.

For improvements in ventilation, etc., to Nos. 1 and 2. (Group IV.)

QUINBURY COTTAGES. The yard belonging to these two houses is narrow and hemmed in. For improvements. (Group IV.)

It is pleasant to find a village so well cared for as Blakesley. The cottages as a whole are in excellent condition, and many have been reconditioned without in any way injuring their character. A great deal depends upon the spirit in which the reconstruction is undertaken, and Mrs. Bartholemew's cottages at Blakesley afford a good object-lesson.

### **Adstone.**

Two groups of very narrow cottages (Owner—Mr. Messenger) are arranged in blocks of two. They have no back ventilation, and the accommodation is poor. They should be reconditioned to provide ventilated pantries, kitchens, wash-houses, and better window-space and ventilation. (Group IV.)

### **Woodend.**

The two houses beside the chapel (owned by Jesus College, Oxford) are unfit for habitation. The ground lies high at the backs and causes damp. There is no through ventilation, and the general internal structure is dilapidated. There is no water-supply within 200 yards. These cottages should be demolished and cleared. (Group I.)

The cottage at the corner (Owner—Mr. Wyatt), occupied by Mrs. Kingston, should be scheduled for reconditioning. (Group IV.)

Similarly, the three cottages owned by Mrs. Harris, should be scheduled for reconditioning to provide through ventilation and better domestic conveniences. (Group IV.)

WOODEND GREEN (LOWER). (Owner—Mrs. Bartholemew.)

Nos. 4 and 5, roofed in corrugated iron over thatch, are structurally unsound. The bedroom walls and floors are badly decayed. There is no water-supply within a reasonable distance. They should be demolished and cleared. (Group I.)

The neighbouring house (Mrs. Walter Wills) has recently been improved and is in good condition.



**WOODEND GREEN (UPPER).**

Except for several cottages requiring repairs and improvements (Group IV.), there appears to be no case for demolition.

**Plumpton.** There are no houses requiring special attention.

**Abthorpe.**

A double brick cottage at the back of a yard, owned by Mr. John Brown, Green's Norton, requires reconditioning. The slate roof is in very bad repair. (Group IV.)

**SCHOOL LANE.** (Owner—Mr. H. Hines ; Tenant—Mrs. Coales.)

This thatched cottage has no through ventilation and the pantry is dark and airless. The bedrooms are gloomy and have very low windows. The walls are inclined to bulge outwards. I recommend demolition, as it is doubtful whether reconstruction would be worth while. (Group I.)

“ Rose Cottage ” has a very defective thatch roof and is in a poor state of repair. It should be reconditioned. (Group IV.)

**FACTORY LANE.** Lewis's Cottages are two brick-built houses abutting on the yard of the New Inn. They have no windows behind, and, although the structure is tolerably good, the situation is very bad, as there is no external accommodation. I recommend that these cottages be demolished and the site cleared. It is quite unsuitable for a dwelling-house. (Group I.)

**CADOGAN PLACE.**

Four brick-built cottages have no back entrance. The upper windows overlook an orchard. They should be scheduled for reconditioning. (Group IV.)

The thatch-roofed cottage owned by Nurse Newport and occupied by James Burch is bad in every way and not suitable for reconstruction. It should be demolished. (Group I.)

**Wappenham.**

**BROOK SIDE.** Here are two brick-built semi-dilapidated cottages standing beside one which is already a ruin. The accommodation is poor and the structure wholly unsound. They should be demolished and cleared. (Group I.)

**BAKER'S LANE.** Cottage owned by Miss Chambers. This cottage has a broken stone floor, and looks more dilapidated than it really is, on account of the quality of the tenant. It has been reconditioned in the past, and now requires radical alterations to bring it up to a reasonable standard. (Group IV.)

A tiny cottage at the corner, owned and occupied by Needler, is in very bad condition. It should be demolished as soon as the present tenancy is determined. (Group III.)

**HIND'S ROW.** This group of four cottages requires reconditioning, especially the removal of obstructions to light and air at the back. (Group IV.)

Two cottages owned by Middleton. Reconstruction to make one decent cottage is recommended. (Group II.)

**Weedon Lois.**

Nurse Butler's Cottage.

This is a very low, ill-constructed, thatch-roofed cottage (Owner—Mr. Sitwell). The stonework is dilapidated, and the windows are low and small. It should be demolished. (Group I.)

Two cottages in one (Owner—Mr. Sitwell) occupied by Owens. The earth lies high at the back, and the building is also obstructed by a lean-to shed. There is hardly any ventilation worth the name. For demolition. (Group I.)

Two “Jerusalem” cottages are of a curious design with a double gable. The ventilation is poor and considerable repairs to structure are required. For reconditioning. (Group IV.)

### **Millthorpe.**

One cottage is in the course of being re-conditioned. In my opinion this is being carried out without sufficient consideration for the needs of light and fresh air. (Group IV.)

BIJOU COTTAGE is very tiny and the walls are in bad condition. It is well kept and is sufficient for the needs of its present tenant. It would be quite unsuitable for a family, and I recommend that it be scheduled for demolition at the end of the present tenancy. (Group III.)

### **Weston.**

The cottage occupied by Pinkard (Owner—Mr. Sitwell) has a low-lying floor and suffers from damp. It should be reconditioned. (Group IV.)

The cottage in front, tenanted by Mrs. Humphrey, is very small and inconveniently placed. It should be demolished. (Group I.)

### **Cold Higham.**

Two cottages owned by Mr. Parish. The one occupied by J. Townsend has no through ventilation to the bedrooms and the roof is in very bad condition. The neighbouring house (Mrs. Foster) is similar. (Group I.)

Two thatch-roof cottages owned by Mr. Kitchener.

In the one (Mrs. Moore) there is definite overcrowding, and the bedroom on the top floor is barely habitable.

The other, which has no attic, has to accommodate in its divided bedroom a father, mother and four children. For demolition and clearance. (Group I.)

### **GRIMSCOTE.**

#### **Brown's Cottages.**

No. 1 has two bedrooms and two living-rooms. There is no coal-store and no pantry. The windows are low and the rooms dimly lighted. The roof leaks at many points.

No. 2 has no pantry and no through ventilation, but has recently been done up internally.

I recommend that these cottages be reconditioned to provide better ventilation, pantries, outbuildings, etc. (Group IV.)

Mrs. Pittam's is a double cottage, with low roof and rafters and defective ventilation. It is sufficient for the needs of the present occupier, but should be scheduled for demolition or reconstruction when it falls vacant. (Group III.)

Behind this is a cottage (Owner-tenant—Mr. Wilfred Furness) which does not appear to be worth preserving. It is badly placed, and its bedrooms are very dismal—with small windows almost on the ground level. The bedroom walls are in poor condition. To be scheduled for demolition and clearance. (Group I.)

#### **Clark's Cottages.**

The first (occupied by Thos. Gardner) is in very bad condition. The ground is above floor level. The two bedrooms are very small and dark, and the thatched roof leaks badly. There is no through ventilation.

The neighbouring cottage (William Hawkins) has a very damp pantry, and the bedrooms are in such a dilapidated condition that they cannot be occupied.

I recommend that these cottages be demolished. (Group I.)

The house owned by Mrs. Clarke is also in poor condition ; it is now empty and its position close to another house renders it unfit for habitation. (Group I.)

The cottages on the hill, owned by Miss E. Brooks, are little boxes. The bedroom of the first (Tenant—Edward Pinkard) is low and damp and the “ landing-room ” is dark and unventilated.

The second house, tenanted by H. H. Payne, is also structurally unsound. These cottages should be demolished. (Group I.)

### **Litchborough.**

#### **WELL YARD.**

The seven houses on the left of this yard and the four “ Park View ” cottages are in wretched condition. I recommend that the former be demolished and cleared, and that the Park View Cottages be reconstructed to make reasonable habitations. (Group I.)

The yard is not suitable for the number of houses at present standing, and in any case the whole area ought to be thoroughly cleared up and improved. (Group II.)

#### **Darby's Cottages.**

These five cottages are very small and have no through ventilation. The orchard behind belongs to another owner. These cottages should either be demolished, or reconstructed to form three out of the existing five houses. (Group II.)

CONSTABLE'S. Four cottages in a row ; Tenants—Flavell, Billingham, Cooper, Horne. These cottages have only a tiny back-yard and no through ventilation. They should either be demolished or reconstructed. (Group II.)

### **Maidford.**

Clark's Cottages. These five cottages are in poor condition, and damp, owing to the high ground at the back. The yards and pantries should be improved. It might be possible to reconstruct these so as to form three reasonable houses. (Group II.)

On the opposite site, Mr. Dunkley's cottages (Tenants—E. Linnell and F. Heeley) might be reconstructed so as to make the two cottages into one. They are in poor condition with no light or ventilation to pantry, no wash-house ; the grate is bad ; roof is also bad. The dilapidated cottages in front are being pulled down. (Group II.)

Mrs. Lord's cottages, at right angles to the street, have practically no through ventilation. Two of the three cottages are occupied ; the ground at the back lies several feet above the floor levels. I recommend the demolition of this group. (Group I.)

Mr. Walter Haynes' cottages (Daventry), three out of the four of which are occupied, have very poor accommodation and are structurally unsound. The outhouses are insanitary. They should be demolished. (Group I.)

Mrs. Bodley's (two cottages). Owner—Miss Chambers, Northampton. For demolition. (Group I.)

Mr. Underwood's cottage, occupied by Timson. The bedrooms are very small and dark, and the structural condition is poor. For demolition or reconstruction. (Group II.)

Two cottages owned by Mr. E. Boot of Woodford Halse. For improvement. (Group IV.)



**Green's Norton.**

## NEW ROAD.

The cottage (Owner—Mr. Burt), occupied by Mrs. Stamp, is damp and dark and has no conveniences. The bedrooms have tiny low windows and no through ventilation.

The neighbouring cottage (Tenant—Ernest Varney) is similar, and both should be demolished. (Group I.)

## MOUNT PLEASANT.

The cottage at the end of the row (Owner—Mr. White) is occupied by Mrs. Lockland. There are no conveniences, the walls are broken, the chimneys unsafe, and the pantry is dark and unventilated.

At right angles to this is a poorly constructed cottage occupied by Mrs. Swan. The walls and ceilings are in very bad condition, and the rooms are less than six feet high. There is insufficient light and ventilation.

The cottage owned by Capt. Macdonald and occupied by Reuben Adams is also badly placed and in poor repair.

All these cottages should be demolished and cleared. (Group I.)

The brick cottage (Owner—Mr. White ; Tenant—Wise) is in fair condition and will be improved when others referred to above are demolished. (Group IV.)

## NEW ROAD.

## Shelley's Cottage—Tenant-owner.

This cottage has no windows at the back, and is hopelessly crowded up against other buildings. It should be scheduled for demolition. (Group III.)

## Farnham's Cottages.

These two cottages have been joined together and provide fairly good accommodation. There is a ventilated pantry. For improvements. (Group IV.)

## CHAPEL YARD. (Owner—Mr. Burt.)

The five houses of this row are small, and the bedrooms are low and dark. Ceilings, etc., are in need of repair. (Group IV.)

## MAIN STREET.

The cottage (Owner—Mrs. Basford) occupied by Mrs. Eales is in bad structural condition, Ventilation is fair. Scheduled for demolition as an obstructive building. (Group I.)

The cottage owned by Miss Lee, Main Street, Green's Norton (Tenant—Edward Eyer—father, mother and three children) is recommended for demolition in order to give more air-space to the surrounding buildings ; it is structurally unsound, damp and dilapidated. (Group I.)

The cottage (Owner—Mr. George Clarke) tenanted by Mrs. Adams, has very small rooms, but the ventilation is fairly good. There are three bedrooms. For repairs and improvements. (Group IV.)

The cottage (Owner—Mr. Clark) occupied by Mrs. Lay, has a tiny scullery and an indoor unventilated pantry. For improvements. (Group IV.)

Of two cottages (Owner—Mr. Burt) the one at the back occupied by Mrs. Hillier is structurally unsound, and is so placed as to exclude sufficient light and air. This back house should be demolished. (Group I.)

The house (Owner—Mr. H. Burt) occupied by Mrs. Church, has an exceedingly small and inconvenient yard. It is a tall house and the attic is barely habitable. The pantry is unventilated. For reconditioning. (Group IV.)

The cottage (Owner—Mr. Burt) tenanted by Foster should be scheduled for reconditioning. (Group IV.)

Two cottages owned by Mrs. Vinnings.

The first of these (Tenant—Archer) has two tiny bedrooms in which one can hardly stand up. The thatch overhangs so deeply that the bedrooms are dark and airless.

The neighbouring cottage is a double one and has dormer windows. (Tenant—Mrs. Lupus.)

The structure of these buildings is poor, and the windows give insufficient light and ventilation. Although the cottages are rather picturesque, they are not fit for habitation in their present state. They should either be demolished or reconstructed by raising the roofs and providing reasonable bedroom accommodation. (Group II.)

Opposite these cottages is a small house (Owner—Mr. Middleton) tenanted by Mrs. Jenkins ; it has through ventilation, but the side wall is very damp. The pantry is unventilated. The house is badly placed in relation to other buildings, and should be demolished and cleared. (Group I.)

On the left-hand side of this yard are two small low cottages belonging to Mr. Farnham (No. 1, Tenant—Farnham) ; they are badly placed and the ground lies high against the back wall. They are structurally unsound and their low windows give insufficient ventilation.

The cottage occupied by Mrs. May is not worth reconstructing.

These two cottages are recommended for demolition and clearance. (Group I.)

HOGG'S YARD. Cottages owned by Mr. H. Burt.

These cottages are of the "slum" type. The owner has spent a little on improvement, but there is no through ventilation. They are very damp at the back. Scheduled for demolition and clearance. (Group I.)

HIGH STREET.

Three back-to-back cottages (Owner—Mr. Williams) are recommended for improvements. (Group IV.)

Reeves' Cottages, Clay Lane. (Owner-Tenant.)

These are poor, and the bedrooms are badly lighted. For improvements. (Group IV.)

BENGAL LANE. (Malting Yard.)

Five cottages at right angles to the road (Owner—Mr. Perry) have no through ventilation. The roofs are sagging and the structure is unsound. The two front cottages (Owner—Mrs. Humphrey) should be demolished (Group I.), and it might be possible to reconstruct the remainder. (Group II.)

PERRY'S YARD.

These cottages should be reconditioned and through ventilation provided on the ground floor. (Group IV.)

The cottages occupied by J. Taylor and Bunting have no yard and no through ventilation. They should be demolished. (Group I.)

**Slapton.**

Three thatch-roof cottages (Owner—Mrs. Treadwell) are occupied by Cross, Hiscote and Masters. They have no entry to the backs and no through ventilation. Their general condition is bad, and they should be demolished or reconstructed. (Group II.)

Three cottages (Owner—Mr. Roberts), two of which are unoccupied, should be similarly dealt with. (Group II.)

**Silverstone.**

## 1. LITTLE LONDON. (Owner—Miss Linnell.)

Two cottages on this site are in bad condition and are almost unventilated. The yard is most insanitary, and the foul midden is close to the back of the house. The roofs are sagging and insecure. There is no water-supply within reasonable distance, and the downstairs room is very damp.

A third house in the same area is occupied by the owner. All are badly placed and in bad condition, and should be demolished. (Group I.)

## 2. GRAVEL WALK.

Seven cottages in very poor structural condition. The upper floors are bad. Behind there is only five feet of space, and the bucket-closets have to be emptied on the gardens. There is no scullery and only a tiny useless pantry. Each house has two small bedrooms and a living-room.

This row of houses forms an unhealthy area; it should be demolished and cleared. (Group I.)

## 3. PARADISE ROW.

This group of nine houses is rather better structurally, but there is no through ventilation, except for pantry windows in some cases. There are no real conveniences. These houses should be reconditioned to provide better ventilation, and reasonable domestic conveniences. If this cannot be provided, the row should be demolished. (Group II.)

## CHAPEL HILL. (Owner—Mr. Coles.)

The four houses of this group are old stone buildings with poor accommodation and no through ventilation. There are two badly-constructed and insanitary privies for the four houses. The pantries are unventilated and unlighted. I recommend these houses for demolition. (Group I.)

Two cottages (Owner—Mr. Treadwell) have bad roofs. Privy and wretched yard. Dark kitchens and poor brick floors with unventilated pantry. For reconstruction or demolition. (Group II.)

## CATTLE END.

## (a) BARRACK ROW. (Owner—Mr. Green, Coventry.)

The six houses of this row have through ventilation, but their general structure is very defective. The internal condition, floors, etc., shows evidence of grave neglect.

These houses should be scheduled for demolition, unless radical reconditioning is carried out. (Group II.)

## (b) CATTLE END. (Owner—Mr. Green.)

(1) Four houses made into two. These require new, larger windows, ventilated food stores and general reconditioning. (Group II.)

(2) A single house. This has a very low and dark bedroom. (Agent—Warman; Tenant—Hayle.) It should be dealt with by raising the roof and general reconditioning. (Group II.)



(3) Six brick-built houses (Owner—Miss Linnell). These houses have fixed windows front and back which could be made to provide through ventilation. There is no washing accommodation. The closets are ill-constructed. These houses should either be demolished or reconstructed to make three houses. (Group II.)

(4) Cattle End. (Owner—Mr. West.)

This little group of two cottages has a bad roof, and general structure is poor. The tenants are Mrs. Colbourne and Ben Dunkley. These cottages are buttressed at the back and I recommend their demolition. (Group I.)

#### WELLINGBOROUGH RURAL DISTRICT.

|   |     |     |     |     |     |        |
|---|-----|-----|-----|-----|-----|--------|
| Population                                    | ... | ... | ... | ... | ... | 12,726 |
| Total dwellings occupied                      | ... | ... | ... | ... | ... | 3,450  |
| Number of private families therein            | ... | ... | ... | ... | ... | 3,569  |
| Number of houses inspected                    | ... | ... | ... | ... | ... | 500    |
| Number of houses condemned                    | ... | ... | ... | ... | ... | 187    |
| Number of houses scheduled for reconditioning | ... | ... | ... | ... | ... | 280    |

The Wellingborough Rural District comprises the nineteen rural parishes of the old Wellingborough Union which lie within the Administrative County. The two remaining rural parishes are in Bedfordshire. Three parishes—Earls Barton, Irchester and Wollaston—have over two thousand inhabitants and Bozeat has a population of 1,175. The population of the district has increased from 12,438 to 12,726 since 1921.

The whole district is within the area of supply of the Northampton Electric Light Company, and Bozeat, Earls Barton, Ecton, Irchester, Wilby, and Wollaston, are served. The Wellingborough Gas Company supplies Great Doddington, Earls Barton and Irchester.

A public water-supply is available, either to individual houses or by standpipes, in eight parishes. Three parishes have a partial service, and the remainder are largely dependent on shallow and frequently polluted wells. There is an urgent need for better co-ordination of the excellent supplies which could be made available.

Fourteen parishes are wholly sewered, and five partly drained. The Local Authority has made good headway in the development of sewage disposal plant, and schemes exist in fourteen parishes. Some of these (*e.g.*, Wollaston) are modern and entirely satisfactory, but a few are quite inadequate.

Arrangements are made by the Local Authority for the collection and disposal of refuse in nine parishes, seven weekly, one fortnightly, and one monthly, by contract.

In the larger villages the water-carriage system is almost universal.

The increase in occupied dwellings in the intercensal period was 301, and the number of private families increased by 368.

#### **Little Irchester.**

1. A row of brick houses in Higham Road facing the railway line ; Nos. 2 and 6 are empty, the latter having just been vacated by a poor type of tenant who has gone to the Poor Law Institution. Both of these dwellings could be reconditioned under Section 17 and should not be let until this is done.

2. Six wooden bungalows in a backyard. These are old railway carriages just slightly raised above the ground ; they are not damp and are at present in a fair state of repair. No. 3 is closed and I understand that the owner wishes to construct in its place two more bungalows of a similar type. Although I am not prepared to advise the immediate closure of the existing bungalows, which are in a reasonable condition, I consider that the construction of further buildings of this type should be discouraged. (Group III.)

**Irchester.****HIGH STREET.**

The property under consideration consists of the following :—Fronting on the Main Street, No. 95, together with a small adjacent cottage in the yard ; No. 95 is tenanted by Mrs. Buckee and No. 1 in the Court attached to it is tenanted by her brother Jeffreys who lives alone. No. 95 has two bedrooms, two living-rooms, and is occupied by mother, father and four children ; it has no pantry but is in a fair state of repair. No. 1, on the other hand, is in a very poor condition, especially the bedrooms which show obvious damp at the back. There are windows in front only and no through ventilation ; the pantry is unventilated, the thatching is old and the chimneys unsafe. No. 1 is an unfit house, and should either be demolished or reconstructed together with No. 95 as one house. (Group III.)

Nos. 4 and 5 in the same yard form an apparent back-to-back, but the entrance to No. 4 is from the front and to No. 5 from behind, and both cottages have through ventilation. There is no pantry and the roof should be repaired. The accommodation is two bedrooms and two living-rooms. These cottages require reconditioning and notices should be served under Section 17.

Nos. 6, 7 and 8 were closed as unfit houses under the 1909 Act, but the owners (The Brewery Company) under pressure from the local authority, reconditioned and re-opened them after the War ; they are fairly sound and require only minor repairs. (Group IV.)

Nos. 103, 105, 107 and 109, High Street, belong to the same owner and their structure is moderately good. They have sufficient window space in front and small ventilating windows behind. The end house (Tenant—Thornycroft) is seriously overcrowded, as the cottages have only one bedroom and one living-room, and the family here consists of father, mother, and four children. These cottages require reconditioning under Section 17, with considerable improvements and additions to their conveniences. (Group IV.)

Nos. 97, 99, and 101, High Street. No. 101 has a thatched roof in poor condition ; the pantries are unventilated ; there does not appear to be a great deal of damp, and there is through ventilation in the bedrooms. Nos. 97 and 99 are similar, and all lack domestic conveniences, which ought to be provided for under Section 17. (Group IV.)

**HIGH STREET, CATTLE LANE.**

Nos. 2, 4, 6, 8, 10, etc. These cottages stand in a yard at right angles to the main street. They have recently been reconditioned and their external structure is fairly good. The ventilation, however, is poor, especially at the back, where there are few windows. Further improvements are desirable to give more light and air both to bedrooms and pantries, and to provide additional conveniences. Nos. 1, 3, 5, 7 and 9, stand at right angles to the main street on the left side of the yard ; they have two bedrooms and two living-rooms with windows front and back. The pantries should be ventilated and the kitchens improved, and suitable accommodation for washing should be provided. These cottages require improvement under Section 17. Nos. 11, 13, 15 and 17, are in very similar condition and require greater conveniences. No. 19, which is owned by the tenant, is in better condition.

Nos. 21, 23, 25, 27 and 29, are at the present moment receiving attention. The roofs are good and external repairs are now being carried out to the buildings and their yards ; these cottages stand parallel to the main road near the back of the yard ; the end house suffers from damp owing to the high level of the churchyard at its gable end, and the backs are also damp owing to the ground being at a higher level than the floors ; this matter should be dealt with by drainage and rendering the outer walls in cement. (Group IV.)

Nos. 31, 33, 35, 37 and 39, are in fairly good condition but suffer from the same defects of damp at the back ; drainage is also required here and the back walls should be rendered in cement to above the ground level. (Group IV.)

Nos. 2, 4, 6, 8 and 10. No. 2 (Tenant—Mrs. Brudenell) is dilapidated and grossly overcrowded ; the family consists of father, mother, five boys of 19, 17, 17, 15 and 12, and one girl of 15 ; the father, mother and the adolescent girl have to sleep on a stairhead



landing about 10 ft. by 8 ft. by 8 ft., and the five boys sleep together in an adjacent room reached only through the first and divided from it by a defective wooden partition. The size of this room is 9 ft. by 12 ft. by 8 ft. The whole house is in a thoroughly bad state, with low windows about two feet square, one to each bedroom. When the fire is lighted below the boys' room fills with smoke. The mother has to do her cooking in the dark as there is neither light nor ventilation in the scullery. No improvements have been carried out for many years. The house, in any case, is badly placed and obstructive, and should be closed as unfit for human habitation. No. 4 has better windows and is in quite good condition. No. 6 has no back windows and requires considerable improvements. Nos. 8 and 10 are similar, although not so satisfactory as No. 4. I recommend the closure of No. 2, and the reconditioning of Nos. 6, 8 and 10, under Section 17. (Groups I. and IV.)

#### HIGH STREET.

Nos. 79, 81 and 83. No. 79 is inhabited by a widow who lives by herself; it is a damp, miserable house, the ground floor of which lies below the level of the churchyard; it has two bedrooms and two living-rooms, and is in a very poor state of repair. No. 81 has two bedrooms and one living-room. The living-room is very small and poorly lighted; the earth lies high at the back of the tiny scullery and water is constantly oozing in. One bedroom is moderately large and in fairly good condition; the other is practically uninhabited. The thatch is in a bad state and the whole cottage is unfit. No. 83 has no fireplace in the front-room, and the kitchen is on a lower level than the ground at the back, with the result that its walls are damp. Upstairs is a partitioned single room making a pretence of two bedrooms. The pantry is ventilated; this is also an unfit house.

On account of their bad position and poor structure I recommend the demolition of these three houses and the clearance of the area. (Group I.)

No. 85. (Tenant—Mrs. Wright.) This cottage has technically two bedrooms and two living-rooms, but the living-rooms are very small and although well kept are in a poor state. The pantry is unventilated and decayed; one of the two bedrooms has such a dangerous ceiling that it is unusable; consequently the father, mother, and girl of 17 have to sleep in one room—which the latter very naturally resents. No. 87, also is in very bad repair but is kept very clean. The roof and walls are damp. I recommend that these two cottages be scheduled for closure. (Group II.)

#### LUCAS YARD.

No. 3, is representative; it has one bedroom, a living-room and a small annex which is kept in beautiful condition but lacks conveniences. Downstairs the window is very small and dark. The tenants of Nos. 4 and 5 are apt to be flooded out when the rain comes down the yards. No. 6, which has similar accommodation, has been to some extent repaired. The rooms are very small and the single bedroom has only one very small window. The stair is unsafe and the old thatched roof is in bad repair. I recommend the closure of Nos. 6 and 7. No. 9, which has only one bedroom and one living-room, has been well kept but lacks conveniences. There is no proper kitchen and no pantry at all. The bedroom is pleasant, but has only one small window about two feet square.

No. 10, which has two bedrooms and one living-room is grossly overcrowded as there are nine in family. I recommend that this group of houses be reconditioned under Section 17. (Group IV.)

Nos. 69—75, also require considerable repairs; windows should be put in the pantries, and the yards, which are rough and broken, should receive attention. (Group IV.)

TURNWELL LANE. This congested area consists essentially of two parallel blocks of houses separated only by a narrow yard containing outbuildings. The first row, known as Ward's Terrace, has nine inhabited cottages, each with a living-room and one partitioned bedroom. There is room for a great deal of improvement both in general repair and in the provision of better accommodation for cooking, washing, and the storage of food. These items should be dealt with under Section 17. (Group IV.)



The second block, known as Fish Row, is a wretched group of buildings in a very bad state of repair. It is inhabited by ten families, three of whom have the advantage of double cottages. Otherwise the accommodation is similar to that of Ward's Terrace, but the buildings are more dilapidated. The roofs, walls, floors and stairs are all ruinous. Damp and decay are all-pervasive, and the outbuildings are unhealthy and too close to the houses. In addition, there are several cases of overcrowding:

I have no hesitation in recommending the demolition and clearance of this block of houses, on account of its bad position and its very serious state of dilapidation. (Group I.)

In the lane there are two cottages owned by Campbell, Praed & Co ; the first of these, nearer the village is in a fairly good state, although considerable improvements might be made ; the second is literally falling to pieces and should be closed. (Group I.)

Returning to the main village we come to No. 6, School Hill. This cottage has two bedrooms—in which a father, mother and eight children have to sleep—and two living-rooms. The latter are dismal apartments, a bare 6 ft. 3 ins. in height and poorly lighted and ventilated. There is no pantry. The ceilings are unsafe both upstairs and downstairs. The walls are damp, and the floors rotten. This house should be closed and demolished. (Group I.)

#### LAMB'S TERRACE.

This row of houses should be reconditioned to provide windows at the back, and food storage. The scullery roofs should be re-timbered. (Group IV.)

#### HIGH STREET.

No. 43, (Mr. Leonard Drage) has one bedroom and one living-room (very small) with a dark scullery attached. It is in a bad state of repair, and very damp at the back. The bedroom has practically no ventilation and is so dark that I found it impossible to read a newspaper at midday.

No. 41, next door is similar.

These cottages should be scheduled for demolition. (Group II.)

#### STATION ROAD.

Nos. 19 and 21 are two old thatched roof cottages, of which the former is now unoccupied. They are in poor condition and should either be demolished or reconstructed. (Group II.)

#### HIGH STREET.

Nos. 17—23 is old property which has at least the advantage of through ventilation.

In No. 19, for example, the thatch is not rain-proof, and the paper peels off the walls almost as soon as it is put on.

No. 17 is supported by a buttress. In the back kitchen it rains upon the gas cooker. These cottages require not merely repairs, but reconstruction. (Group II.)

Nos. 7 and 9 should be scheduled for improvements. (Group IV.)

#### CHAPEL YARD.

Nos. 1—5 inclusive, have through ventilation, both upstairs and on the ground floor. But there is no proper place for food storage.

No. 6, (Mrs. H. Clarke) has through ventilation on the ground floor, but the bedroom, with its room on the landing, is dark and ill-ventilated. There are windows on one side only. There is no copper, and no food storage.

No. 7, (Mrs. M. Oliver) is similar but even darker. It has low, small windows at the front, and none at the back. No 'barn,' no pantry, and no copper are provided. In the bedroom the ceiling is badly cracked.

No. 8, has one bedroom, which is of reasonable size. There is a small low window in front, and a window which does not open, at the back. The stairs are bad.

No. 9, (Mrs. Bland) has two bedrooms and two small rooms on the ground floor. In this father, mother and four children live. The living-room ceiling is just over 6 ft. high. The mother says they cannot get sufficient light and air, and the children are always ailing. The ceiling in No. 2 bedroom is broken-down and the rain comes in at many points.

I consider that Nos. 6, 7, 8 and 9 of this row should be scheduled for demolition (Group II.) but I think that reconstruction is possible, especially as I am led to understand that the ground at the back is the property of the same owner. In these circumstances back doors and back windows could be provided, and annexes containing food stores, scullery and wash-house could be built.

No. 12 (Mrs. Wesley) is also unfit. There are two bedrooms which have to accommodate six persons—a mother and two grown-up girls, two girls of 12, and a grown-up son. The ventilation is very defective, and only one or two of the windows seem to be made to open. (Group II.)

#### HILL'S TERRACE.

In this row Nos. 1, 2, 3, 4, 5, 6, 7, 8 are in fair structural condition, but the roofs of the outbuildings are giving way. No. 1 is very damp owing to defects in the gable wall. These houses should be improved. (Group IV.)

#### FARNDISH ROAD. (Owner : Co-operative Society.)

The four old thatch-roofed cottages in front are hardly worth reconstruction. Rain enters through the back yards during storms, and dampness pervades everywhere. In No. 3, (Mrs. Alderman) the roof leaks above the window and the general structure is poor. I recommend clearance. (Group I.)

The four brick cottages at the back are well built, and their position would be greatly improved by the clearance of the above group.

#### LONDON END. (Owner—Mr. H. Warner.)

This row of cottages is in good condition, but certain improvements, to provide better windows generally, and especially for pantry ventilation, are desirable. (Group IV.)

#### Wollaston.

##### ST. MICHAEL'S LANE.

Nos. 26, 28, 30.

No. 26 (Mrs. Denton) has one living-room and one bedroom. The living-room is dark and low, with one window only. Street washings drain into the house. The bedroom, which is rotten throughout, has one window only. There is no pantry. The roof is leaking and dilapidated and the floors are full of holes, and positively unsafe.

No. 28, has the same accommodation. This house is 'underground' and is very low and gloomy. There is no pantry, and only a dismal scullery. The ceilings of both floors are falling to pieces.

No. 30, is a brick toy containing a divided bedroom and a living-room. It is the best house of the three—but a poor place (Mrs. J. Smith). The floor is a foot below ground level, and the house is damp everywhere. Although the interior was recently done up, the paper is already falling away from the walls. The external structure is also defective, and the thin brick wall is cracked.

I recommend that these three houses be demolished and cleared. (Group I.)

No. 32, is a detached house which stood empty for twelve years. It is roofed with corrugated iron. There are two bedrooms and two living-rooms. The ground is three feet higher than floor level and the house is damp throughout. There is no pantry—only a damp old cellar. The living-room is miserable, but the two bedrooms are airy enough. Steam penetrates to the bedrooms, when the copper is used. I recommend demolition. (Group I.)

A single cottage (Owner—Mr. A. Sherwood) has two bedrooms and two living-rooms. The ceilings of the latter are 6 ft. 2 ins. high; the bedrooms also are low; one has two low windows, and the other only one. There is a small pantry, with a window which does not open. The roof is not rainproof.

I recommend demolition or reconstruction. The defects are too serious for reconditioning. (Group II.)

HIGH STREET. No. 85, (Mrs. Mead) has two living-rooms and four bedrooms. It is closely surrounded by other buildings. The bedrooms have only one window each. I understand that this house is being vacated; it should be thoroughly reconditioned before being relet. (Group IV.)

The house owned by Mrs. Talbot and occupied by Mrs. Packwood is in fair general condition, but repairs are required to the floors. (Group IV.)

DRAGE'S YARD. A row of brick-built houses: the double house occupied by Mr. Knight has two living-rooms and three bedrooms. Improvements are required and special attention should be paid to the pantry. (Group IV.)

The neighbouring house (owned by Mr. Cartwright) is similar, but it is damp at the back, and in a less satisfactory state. It should be reconditioned. (Group IV.)

The adjoining double cottage (Owner—Mr. Lovell) has two living-rooms and four bedrooms. (Group IV.)

#### DUCK END.

On the left is a group of old cottages (owned by Mr. Goode). No. 1, (Mrs. Frost) and No. 2 (Mrs. Pickering) require to be reconditioned. The latter has two bedrooms, a living-room, and a scullery. The living-room has a low ceiling, and the smaller bedroom is very dark and ill-ventilated. The larger bedroom has poor ventilation, and its ceiling should be repaired. (Group IV.)

Farther on the left is a group of three old cottages: No. 1, (occupier—Mrs. Green) has two bedrooms and two living-rooms. There is no sunlight on the front of the house. The rooms are small, and there is a copper in the living-room. Although the house has some modern conveniences, its general condition is poor. The roof leaked recently, but corrugated iron has been laid over the thatch. The front bedroom has a good window, but the other one is not fit to be used as a sleeping room. For reconditioning. (Group IV.)

No. 2, (Mrs. Pitts) has two living-rooms and a bedroom. The house is very well-kept internally, but the thatch is in a bad state. No. 3, has one bedroom and a living-room. For reconditioning. (Group IV.)

On the right are three brick cottages owned by Mrs. Shelford. No. 1, has two living-rooms and two bedrooms, and is fairly good. There is a gas stove in what ought to be the pantry. The tenant is elderly. No. 2, has no back windows, and the rooms are very small. The pantry is insufficiently ventilated. No. 3 is similar. These cottages should be reconditioned to provide better ventilation and more conveniences. (Group IV.)

No. 4, facing the street, is occupied by Mrs. Bates. It has two bedrooms, a living-room and a scullery. The pantry has a tiny window. The bedrooms are more airy than the living-rooms.

No. 5. The house at the top is tenanted by Mr. Hathaway, who lives alone. It has one very low and dark bedroom, a living-room and an unventilated pantry.



These cottages might be reconstructed to make one decent house. (Group II.)

A row of cottages called " Church End." This group was apparently built after a fire which occurred some sixty years ago. Each house has two living-rooms and two bedrooms. There are two wash-houses, and two water-taps for the whole row. The end house (No. 1.) is nicely kept, but has no pantry. It has a good window in the gable end. The other houses have insufficient ventilation in the bedrooms, and none at all in the pantries. This group should be reconditioned. (Group IV.)

#### BEACON HILL COTTAGES.

These four cottages have their backs far below street level. Each has two rooms below street level, two middle rooms entered from the street, and two attics. They are very damp at the back, and the ' basement ' rooms are small and dark. These cottages are well-kept, old, and picturesque. They should be reconditioned to provide more conveniences and to give better protection against damp. (Group IV.)

#### CHETTLE'S COTTAGES, HINWICK ROAD.

I understand that these cottages were closed before the war, and re-opened during the post-war housing shortage. Each of the three cottages has one bedroom, and one living-room. The bedrooms have one small window only, and are very dark. These cottages, when reconditioned, might be suitable for elderly couples. (Group IV.)

Next door above is a ' fish saloon,' which is back-to-back with a row known as PACKWOOD'S YARD (Nos. 49, 51, and 53). No. 49, (Mrs. Bainton) has two living-rooms and three bedrooms, all in a row. The windows are low, and ventilation is defective. The house contains four adults and one child.

No. 51, (Mrs. W. Smith) has one bedroom and a living-room. The pantry is unventilated and there is no window at the back. These cottages are beautifully kept.

No. 53, (Mrs. Ross) has one bedroom and a living-room, to accommodate a mother, two girls of 13 and 10, and two boys of 6 and 5 years. She has neither pantry nor outhouse and has to share a copper with her neighbour.

These cottages are not reasonably fit for habitation in their present condition ; they should be remodelled or demolished. (Group II.)

Farther up, on the left, No. 55, has two bedrooms and a living-room (Mr. F. Mills). Nos. 57 and 59 are similar. General improvements are required. (Group IV.)

Nos. 61 and 63, each with two bedrooms and two living-rooms, are in a fair state, and have through ventilation upstairs. Repairs and improvements are required. (Group IV.)

#### CRISPIN YARD. (Nos. 16, 18—26.)

These pleasant old cottages, owned by Wells Brewery, are apparently reserved for old folk. Each has two bedrooms (divided) and two living-rooms. The larger bedroom has two windows. The Brewery Company is to be congratulated on its action in keeping up such nice old cottages at a low rent. One hopes that they will continue to be used by old and worthy tenants.

Opposite the street triangle Nos. 80, 82 and 84 are fairly sound, and require only roof repairs. (Group IV.)

No. 86, is in a much poorer state. It has two bedrooms and a living-room, occupied by father, mother, a daughter of 21, sons of 17 and 14, and a daughter aged 10 years. There are no front windows upstairs : one bedroom has a window at the gable end, and the other is dimly lighted from the back. The floors are badly broken. For reconstruction or demolition. (Group II.)

#### DENMARK BUILDINGS (99, 101, 103, 105 and 107).

Each house has two living-rooms and two bedrooms.

Nos. 109 and 111 have one bedroom and one living-room only.

Some improvements have been made in these houses, which are well cared for. Light and ventilation, however, are inadequate especially in the food-stores. The houses should be reconditioned. (Group IV.)

#### LONDON ROAD.

The property which seems to be known as "Hell Yard." Nos. 1 and 2, face the street. No. 1, which has two living-rooms and three bedrooms, is soundly constructed, but the floors of the living-rooms are rough and dilapidated. (Group IV.)

Within the yard is a row of five cottages. No. 2, has a small, low front room, a tiny scullery, and an unventilated pantry. The two bedrooms have light and ventilation on one side only. The plaster at the back is crumbling, and the roof is in need of repair. There is only one wash-house for the row. The last house of the group is double (Mrs. A. Worley). Its roof and walls are decayed, and no longer weatherproof. These cottages should be either reconstructed or demolished. (Group II.)

At the bottom of London Road there are two unoccupied cottages which should be cleared. The cottage occupied by Mrs. Godden, contains two living-rooms and three bedrooms. It is nicely kept, but the windows are very small, and there is no food store. The other is an obstructive cottage in the middle of the yard, with no pantry. (Group IV.)

Two cottages at the top of the yard, each with two living-rooms and two bedrooms. The garden at the back lies high, and the stonework has perished, rendering the houses damp. (Group IV.)

#### Bozeat.

MALLOW'S YARD. Three cottages overlooking the churchyard, (the two lower belonging to Mr. Robinson, of Harrold); only No. 2 is occupied. It contains two living-rooms and two bedrooms. The floors are in bad condition, and the general structural state is unsatisfactory. They should be reconstructed. (Group II.)

#### PETTIT'S YARD.

This is a slum. No. 1 (the first on the lane), owned by Mr. Bayes, is sound enough; the rest are unfit for human habitation. No. 2 is empty and should not be re-occupied; No. 3, has one tenant; No. 4, with one living-room and two bedrooms, has to serve for the needs of father, mother, and six children. Nos. 2, 3, and 4, should be demolished and the site cleared; (Group I.) No. 5 might be reconstructed to make a fairly reasonable house. (Group II.)

No. 6, (Inkerman's) was once a beer-house. It is badly placed and structurally unsound. No. 7, (Mr. Minney), has one living-room and one bedroom; it is generally dilapidated. No. 8, (Mrs. Brown) has two living-rooms, but only one bedroom. A room has been added to this wretched house and serves only to add to its wretchedness. The large bedroom has a tiny gable window.

Behind the house occupied by Mrs. Brown is a stable converted into a dwelling, and purporting to contain two living-rooms and two bedrooms. (No. 11). I could say a great deal about this house—but Anger is a bad counsellor. I must be content with the recommendation that, together with Nos. 6, 7, and 8, it be demolished and the site cleared. (Group I)

Nos. 9 and 10, on the main street, are dilapidated and obviously unfit. They also should be demolished. (Group I.)

I have no hesitation in recommending that this yard be scheduled as a Clearance Area.

One passes on with relief to Nos. 12 and 13, which are reasonable houses and require only minor repairs. (Group IV.)

No. 14. The tenant-owner is Miss Skevington, but the house has not been in occupation for some years. It is in tolerably good condition.

**ZINC SQUARE.**

No. 1, (Mrs. Maycock). No. 2, (Mr. G. Bayes) has two living-rooms and two bedrooms to accommodate father, mother, and four grown-up sons. No. 3 has two very small bedrooms and one living-room, for father, mother and three children. Ventilation is inadequate and the large pantry has no window at all. These three houses should be reconditioned (Group IV.) ; the remainder are in good condition.

**THE GOULD.**

No. 2, (Mrs. Tomkins) is a poor place with broken ceilings, defective floors, and no home comforts. No. 6, (Mrs. Lilley) has a partitioned bedroom and a living-room. There are no windows at the back and the ground lies 3 ft. above floor level. The small pantry is ventilated but, like the rest of the wall, very damp.

These houses are at present occupied by single tenants, and it would perhaps be a pity to move them at once. Nevertheless they are unfit houses, and they ought to be reconstructed before reletting. (Group III.) The house at the far end is ruinous.

**BURGHLEY TERRACE.**

The houses are on the whole fairly comfortable, and only minor improvements are required. One double house on the lane, however, which is dated ' 1730', is now in a shocking state. It is fit only for demolition. (Group I.) The ground lies high behind.

**FISH ALLEY, HIGH STREET.**

No. 15 (Mrs. Eden) has only two habitable rooms, and both are very low and dark. The structural condition is unsound, and the position is bad. This house should be demolished. (Group I.)

**PRAED'S PROPERTY.**

On the left side is a group of four derelict cottages which should be cleared. The six cottages on the right are ill constructed and overcrowded, with the exception of No. 1, which is void at present. Nos. 1, 2, and 5 are double cottages ; No. 3 has only one bedroom ; and No. 4 has two bedrooms, and one living-room. The ground at the back is 3 ft. above floor level and the dwellings are damp and unhealthy. The bedroom floors are all sprung. " When you sweep, the mortar all drops down."

The whole group should be demolished and the site cleared. (Group I.)

Two cottages opposite the school (owned by Mr. Phillips). No. 1, (Mrs. Horsman) has two bedrooms. The bedroom ceilings are far too low (5 ft. 10 ins.) and the atmosphere is suffocating.

No. 2 (Mrs. York) is also a poor house. The rooms on the ground floor are sunken and very damp. These cottages should be demolished. (Group I.)

At the back of these structures are two cottages (owned by Mr. Leete) in rather better condition. No. 1 requires rethatching, and both would benefit by more space. (Group IV.)

**BLACKSMITH'S YARD.**

The first cottage (Mrs. Tyler) has no through ventilation upstairs, and few conveniences. (Group IV.)

**WHEELWRIGHT'S YARD.**

The cottages should be improved by trenching the high ground at the back in order to protect them against serious dampness.

**Grendon.**

A serious feature of the housing situation is the absence of a water-supply. Many of the existing wells are so polluted as to be undrinkable. There is also a nuisance from certain roadside ditches into which sewage is discharged.



An empty thatched cottage at the back of a shop, owned by Mr. Bletsoe, Thrapston, is dilapidated and badly placed. It should be demolished. (Group I.)

The gable end of a row of houses (Lord Northampton) is broken and dangerous. (Group IV.) The remaining houses in this row have been repaired and are in good condition.

A group of six cottages, three fronting the street, and three at right angles, owned by Mr. J. Smith, of Odell.

No. 1, at the far end, is ruinous, and should be demolished and cleared. (Group I.)

No. 2, occupied by Miss Gray, who lives alone, is defective in general structure.

No. 3 (Mrs. Hollowell) has one bedroom and one living-room to accommodate father, mother and four children. The living-room floor at the back is more than 3 ft. below the garden level and this room has one window only. The bedroom has through ventilation, but both rooms are dilapidated beyond repair. I am afraid the tenant must be held responsible for many of the defects of the dwelling.

Nos. 2 and 3 are badly placed and should be demolished. Short of this, only a radical reconstruction would put these cottages into tenantable condition. (Group II.)

No. 4, occupied by Mrs. Warwick, a very capable tenant, has many serious defects. The staircase is broken and dangerous. There are holes in the bedroom floors. The living-room has good windows, however, and the pantry is ventilated. This cottage should be reconditioned to provide good floors and stairs, and accommodation for washing, etc. (Group IV.)

No. 5, occupied by Miss Wainwright (alone), has good windows and is in better condition.

No. 6 (Mr. Wills) has two very small living-rooms which give through ventilation; the pantry also is ventilated. There is no wash-house. The ground floor is very rough and broken, and the wall at one corner is badly cracked and widely gaping. The ceiling is broken in the front bedroom. This house requires to be reconditioned. (Group IV.)

Old thatched cottage (Owner—Mr. Geo. Houghton, Castle Ashby) occupied by Mr. Underwood. Part of the cottage is used as a barn; the remainder allows of two bedrooms and two living-rooms. It is a broken-down, miserable place, with two small living-rooms, a dismal scullery, and an unlighted pantry. There is no window at the back. One bedroom has a single window in the eaves, but the other has a good gable window. The rafters are badly broken and gaping at the junction with the upright wall. This house should be scheduled for closure and demolition at the end of the present tenancy. (Group III.)

A long barn-like building under the same ownership is "for sale." It should not be used, in part or as a whole, for human habitation, unless first reconstructed to the satisfaction of the Authority's Surveyor. (Group II.)

Thatched cottages owned by Mr. John Smith and occupied by Mr. Lack: repairs and improvements are required. (Group IV.)

A good double cottage (owned by Mr. Bowes) occupied by Mrs. Tirrell, is seriously impaired in light and ventilation by an old derelict cottage obstructing its front wall. This cottage should be demolished and cleared (Group I.), and better light and ventilation provided for Mrs. Tirrell's cottage. (Group IV.)

"Noah's Ark," an isolated thatched cottage owned by Mr. Wright, is dilapidated, and its roof is dangerous. It should be demolished and cleared (Group I.), because of its structural condition and the danger of flooding.

Two thatched cottages owned by Mrs. Egerton.

No. 1 (occupied by Mrs. Green) has a dormer window at the back, but is otherwise similar to No. 2, occupied by Mrs. Abbott; this cottage has two bedrooms and two living-rooms; the latter are low and have only a small window at the front. It has a good floor, however, and is beautifully kept. The two bedrooms have only one window each, and the gable window is so small as to be almost useless.

These cottages require to be reconditioned to provide much better light and ventilation, and more domestic amenities. (Group IV.)

Three cottages in one block, owned by Mrs. Riddell (late Faulkner). The one occupied by Mrs. Pluckett has two bedrooms and two living-rooms. There is only one very small window to each bedroom, and no through ventilation to the living-room; the stairs are broken and unsafe.

The cottage occupied by Mrs. Lovell has the same accommodation, but the bedrooms are very large and airy. The gable end has recently been pointed.

These cottages should be reconditioned. (Group IV.)

Two old thatched cottages at the extreme end of the village (owned by Mrs. Faulkner).

No. 1, occupied by Mrs. Bates, has two bedrooms and two living-rooms. In both bedrooms the windows are actually on the floor level, and one cannot read good print in the middle of a summer day.

No. 2 is similar, but has recently been redecorated for the reception of a young married couple.

These houses should be reconditioned to provide better light and ventilation, repairs to doors, etc. (Group IV.)

It is pleasant to observe that in Grendon a number of cottages have been efficiently reconditioned; those of Mr. Markham and Mr. Braybrooke are excellent examples of how work of this kind should be done.

On the main street is a row of nine houses, packed closely together, with three brick and slate cottages at right angles to the back.

Nos. 1 and 2, owned by Mr. Knight, have tiled roofs and are in good condition.

Nos. 3 and 4, owned by Mr. G. Spencer, North Kilworth, are less sound structurally, and have thatched roofs (which are becoming bald at the back). For repairs, etc. (Group IV.)

No. 5, occupied by Mrs. Walter Haynes, has, one attic, one bedroom and a living-room. The living-room and scullery have defective floors and their walls are broken and dilapidated. There is only one window to the dark living-room and its ceiling is low and unsafe. The attic, which is reached by a ladder, is quite uninhabitable. The bedroom, on account of its broken, crumbling walls, is barely fit for habitation. This house is overcrowded.

No. 6, a structurally similar house, is occupied by Mrs. Patrick and has been decorated and kept in repair by her. The kitchen, scullery and barn are in poor condition. There is no pantry. The stairs are dangerous. The attic can be used for lumber only.

These two houses, Nos. 5 and 6 from the right, should be demolished and cleared. This operation would improve the state of the remainder of the row. If this cannot be done, then thorough reconstruction is the only remedy. (Group II.)

No. 7 (formerly a bakehouse) is comically known as "the bothy" on account of its occupation by three young men. It appears to be in good repair.

The cottages at the back are fairly sound. Minor repairs and improvements are required. (Group IV.)

No. 8, occupied by Mrs. Labram, has two bedrooms, a living-room, and a scullery. It has been skilfully decorated.

No. 9, at the end of the row, is inhabited by an old lady, and appears to be in fair condition. At the end of the present tenancy reconditioning will probably be required. (Group IV.)

### **Great Doddington.**

Two cottages with corrugated iron roofs, owned by Mrs. Gibson, Stoke Goldington. No. 1, occupied by Mrs. Keightley, has two bedrooms and two living-rooms. No. 2 (Mrs. Swales)

has two bedrooms and one living-room. The living-room is low, and there is only one window. The bedrooms also have very low windows, and their floors are bad. The stairs are rickety. The pantry is unventilated and dark. No room for windows can be found at the back on account of a lean-to scullery.

These cottages should be scheduled for reconditioning. (Group IV.)

An L-shaped group of three cottages owned by Mr. George Houghton.

No. 1, (nearest the road) occupied by Mr. H. Houghton. This cottage has two small living-rooms and a dark unventilated pantry. The three bedrooms have no through ventilation, and one of them is in a very bad state of repair, and is damp.

Recommended for reconditioning, with the provision of better ventilation. (Group IV.)

No. 2 (Mrs. Weed) has also a thatched roof. The walls are bulging and unsound. The bedrooms are poorly lighted, and the stairs and walls are crumbling with age and neglect. One living-room is in fair condition.

This house should be demolished or entirely reconstructed. (Group II.)

No. 3, has one large living-room with a good window. Unfortunately the bedrooms are shockingly low and dark, and one window is in fact below the floor level. This house should be demolished or reconstructed to provide higher and more airy bedrooms, with other improvements. (Group II.)

An old, crumbling, thatched cottage in an obstructive position (Agent—Mr. Gillett), tenanted by Mr. Geo. Green. There are two bedrooms, one of which is unusable, and two living-rooms with a scullery. The roofs and floors are bad, and even the occupied bedroom is low, dark, and structurally unsound.

Recommended for demolition and clearance. (Group I.)

The whole of this area known as Hilliard's Yard requires to be scheduled for reconditioning and improvements. (Group IV.)

A row of five cottages, owned by Mrs. Layton, Wilby—known as Barrack Yard.

No. 1, (Mr. Eadie) and No. 2, (Mrs. Coleman) are in fair condition, but Nos. 3, 4 and 5 are badly placed and unfit. No. 5, is already empty, and is used as a barn.

No. 3, (Mr. Tom Pell) is seriously overcrowded—two small bedrooms and a living-room for father, mother, four adult boys, and one girl of seven. It is small, wretched, and unsound.

No. 4, (Mrs. Ivory) is similar.

Nos. 3, 4 and 5 should be demolished and cleared. (Group I.)

Three cottages at the Wellingborough end, owned by Mr. Nevitt.

No. 1, (Mrs. Parnell) and No. 2, (Mr. Wright) have defects which require improvements, notably ventilation, and the trenching of the back (Group IV.), but No. 3, (occupied by Mr. Wm. Richardson) is a very badly built cottage. The living-room is extremely narrow and dark, and the back is very damp. There is practically no ventilation. Through a doorway 5 ft. high one reaches a kitchen of fair size, with a ventilated pantry. The bedrooms have only one low window to each. The floorboards and stairs are decayed.

This house should be either reconstructed or demolished. (Group II.)

## **Wilby.**

Mrs. Layton's property—six houses in front and four at the back. These consist of two rows of tiled-roof cottages set rather close together. Unfortunately, it is difficult to secure adequate ventilation for the front row, on account of the fact that the out-buildings of the back row lie against them.

No. 1, is occupied by the owner of the property.



Nos. 2 and 3, have one bedroom and one living-room.

No. 4, which is temporarily unoccupied, is typical. It has one bedroom and a living-room, with a small scullery containing a gas cooker. The little living-room is in fair condition, but the floor is rough. The bedroom has one window only, although apparently it had at one time through ventilation.

Nos. 5 and 6 are similar.

None of these houses has a window at the back ; there is adequate space in front.

No. 1 of the back row has one bedroom and a living-room. The flooring has many holes and the wood is friable. The walls are crumbling ; there is no pantry or copper.

No. 2, which is similar, has a small living-room, with no pantry or other domestic conveniences. The bedroom has one small window in the front and no through ventilation. It accommodates mother, father, a daughter of 17, and a son of 10—and is therefore overcrowded.

No. 3—4 occupied by grandmother, by herself in No. 3 ; mother, sons of 25 and 16 in No. 4.

No. 3 has a rough, uneven living-room floor, but is otherwise fair.

No. 4, with a living-room and one bedroom, is overcrowded. The mother, who works out by day, has often to sleep in the living-room. There are no windows at the back. The floors are in a bad state of repair and the joists are sinking.

I do not consider these cottages reasonably fit for habitation in their present state : they are small, ill-ventilated, and devoid of domestic conveniences. If two houses were made into one, with decent sculleries, ventilated pantries, and adequate bedroom ventilation, the cottages are structurally sound enough to merit such alterations, and would become tolerably good. I therefore recommend that they be either reconstructed on the lines suggested, or demolished. (Group II.)

Three high tiled-roof cottages owned by Mrs. Saddington.

Nos. 1—2, occupied by Mrs. Fowler (father, mother, adult daughter, two grandchildren) has a partitioned bedroom, one with a gable window and a tiny back window. The other house is a ' barn ' downstairs, and has a bedroom at the back.

Nos. 3—4, (Mrs. Sewell) has to accommodate father, mother, adult brother, and six children. There are three bedrooms and two living-rooms. The bedrooms are dark and their floors require repair. The scullery is dilapidated.

No. 5,—Mrs. Ansley lives alone, and occupies the ground floor rooms only.

These houses should be demolished or reconstructed. (Group II.)

Two houses at the back of the yard (Agent—Archer, Wellingborough).

No. 1, occupied by Mrs. W. Drage, sublets part of the house. There are three bedrooms, a living-room and a kitchen. The bedrooms have through ventilation.

No. 1a, sublet to Mrs. Cook, has only one bedroom and a living-room to accommodate father, mother, a girl of 14 and a boy of 13. The roof is in bad condition, and the ventilation and accommodation inadequate.

These should be reconstructed as one house. (Group II.)

Two cottages owned by Thomson Bros.

No. 1, a double house, is occupied by Mrs. Radwell (father, mother, and four children including a boy and a girl over thirteen years).

The structure is only fair and the house is buttressed. The two living-rooms are very low. There is no pantry. The ceilings are in bad condition and frequently break into fragments. The bedroom walls and floors are all out of repair, especially at the angle of the Walls. There is through ventilation.

No. 2, is similar, and stairs, floors and walls are dilapidated.

These houses are low, damp, and badly placed : they should be demolished and cleared. (Group I.)

Four cottages at the end of the yard.

No. 1, (Mrs. Thomson, grown-up son and daughter).

No. 2, (Mr. Parker and adult daughter).

No. 3, (Mrs. Line—father, mother and two daughters, one over 14).

No. 4, (Mrs. Baxter).

The roofs of Nos. 2, 3 and 4 require repairs and there are signs of damp in the bedrooms. General repairs and improvements are required. (Group IV.)

Two back-to-back houses owned by Mr. Abraham Lewis.

No. 1, has an attic, a bedroom and a living-room. There are windows in front and at the gable end.

No. 2, (Mrs. Blunt) is also obstructed, as regards light and ventilation by being close to the Chapel. It has one bedroom.

These houses have inadequate accommodation, light and ventilation. I recommend that, as soon as circumstances permit, these houses be either demolished or reconstructed to make one house. (Groups II, III.)

At Wellingborough End, a row of six cottages owned by Thomson Bros. The structure and ventilation of these houses is good, except for the pantries. All have back doors and windows. There is overcrowding in No. 2. Repairs and improvements, e.g. provision of wash-houses and pantries, are required. (Group IV.)

#### RECTORY COTTAGE.

This cottage has suffered from damp owing to the high level of the ground at the back and gable end. Some improvements have been carried out, but these are insufficient. The back should be cleared, drained, and rendered in cement. (Group IV.)

#### WEST ROW (DODDINGTON ROAD).

No. 1—2. The first house at the top of the row is in good condition.

No. 3, occupied by Mr. Thos. Redhead, has one bedroom, a landing, and a living-room, to accommodate father, mother, and two children. The walls and floors upstairs are in a bad state of repair.

No. 4, (Mrs. Caxton) is similar.

No. 5—6, (Mrs. Abbott) has three bedrooms and a landing, to accommodate father, mother and five grown-up children.

No. 7—8. Mrs. Rivett, her daughter and son-in-law, a daughter of 16, and two young children. There are three bedrooms and a landing, and two living-rooms.

No. 9—10 is also a double house.

The houses have very small rooms, and some are overcrowded. They require reconditioning and improved outbuildings. (Group IV.)

#### Earls Barton.

TEBBUTT'S YARD. (Owner—Mr. Blackwell, Northampton).

The three houses in this yard are badly placed and unhealthy. They have no pantry, no copper and no space. The bedrooms have a tiny back window, but are dark and badly ventilated. I recommend their demolition and clearance of the site. (Group I.)

Next to this is a group of six condemned houses which have not been demolished. (Group I.)

At the back of the yard is an old cottage, roofed with corrugated iron ; it is empty and unfit for habitation. (Owner—Mr. Hardwick.)

These buildings should be included in the clearance area. (Group I.)

DODDINGTON ROAD. One ancient unoccupied cottage which should be demolished. Next to this is an old unfit house occupied by Mrs. Bull. It should be demolished at the end of the present tenancy. (Group III.)

#### DOWTHORPE END. (IVANHOE PLACE.)

A row of well-built cottages owned by Mr. H. Simcoe is unfortunately seriously obstructed at the back by a blank wall only a few inches away at the narrowest point. This interferes with ventilation and forms a pocket of stagnant air. (Group IV.)

An old, badly placed cottage owned by Mr. Lord, and occupied by Mr. Arthur Ward should be closed as unfit. (Group I.)

Two thatched-roof high cottages owned by Mr. Geo. Cross, require urgent roof repairs. The rafters in the attics are decayed and the rain comes in. The partitioned bedroom on the first floor has through ventilation, but the internal repair is bad. The windows should be enlarged and refixed.

Scheduled for thorough reconditioning. (Group IV.)

Two brick cottages owned by Mr. F. Sheffield have no pantry and no back windows.

No. 39, has two very small living-rooms, and the two bedrooms are very dark and close.

No. 40. (father, mother and three adult sons) has similar accommodation and defects.

They require to be reconditioned to provide better light and ventilation, and more conveniences. (Group IV.)

No. 37 has only one minute window at the back, and the living-room is very small and dark.

For reconditioning to provide more light and ventilation. (Group IV.)

No. 48, (Mrs. Abbott) has no back ventilation. This house should be reconditioned. (Group IV.)

No. 41, is a large, old, rambling cottage which has been put into fairly good repair.

No. 33, requires repairs and general improvements. (Group IV.) The same applies to the building in front, containing the shop.

#### BROAD STREET.

Nos. 7, 8, 9, 10, 11.

These houses are badly placed and have no through ventilation. I do not think that they ought to be repaired, as the defects of situation cannot be remedied.

Scheduled for demolition and clearance. (Group I.)

#### HARROWICK LANE.

The cottage at the upper end, owned by Mr. Wm. Tooley and occupied by Mrs. Morby is good in parts. No. 1, bedroom has through ventilation but requires renovation ; No. 2, is good ; and No. 3 requires repairs to floors. The scullery and the pantry are dilapidated. (Group IV.)

On the right are two cottages, under the same owner, which have been reconditioned by raising the roofs. The work is only partly done, however, as the bedroom floors are broken and uneven, and the living-room floors rough and impossible to cleanse. The work should be completed. (Group IV.)

A row of six tall brick houses owned by Mr. John Randall have unfortunately no back ventilation and no proper accommodation for food storage. Improvements should provide for through ventilation, both of stairheads and pantries. (Group IV.)



## CAMPBELL SQUARE.

On the right is a practically derelict thatch and corrugated iron cottage occupied by Mr. C. Finch. It should be demolished and cleared at the end of the present tenancy. (Group III.)

Six brick-built cottages, each with two bedrooms and a living-room, have no windows at the back. The bedrooms are small and airless. Stairhead windows are urgently needed; and better outbuildings. (Group IV.)

## LONDON END.

The cottages belonging to the Phoenix Club are good examples of what can be done to mitigate the effects of the absence of through ventilation. The provision of wash-houses and other domestic conveniences goes a long way to make the houses habitable and pleasant.

**Ecton.**

An old thatched cottage owned by Mr. Hefford.

This cottage has two bedrooms and two living-rooms which have to accommodate father, mother, four boys and one girl—all adult; it is buttressed on the outside and is structurally unsound; the living-rooms are low and dark and each bedroom has one window. The floors are decayed and the plaster is broken at the angles of the walls. There is no wash-house and no pantry. This cottage is badly placed in relation to other buildings and is structurally unsound. I recommend its demolition and clearance. (Group I.)

A row of thatched cottages owned by Col. Sotherby.

No. 1, (Mrs. Wilkins) is a pleasant cottage with two bedrooms and a living-room; the bedrooms are light and airy; the pantry is unventilated but appears to have had a window at some time.

No. 2, (Mrs. Harlott) has two bedrooms and a living-room to accommodate father, mother, and four children. The living-room is low and dark and the pantry is totally dark and unventilated; the stairs also are unlighted and rickety; the two small bedrooms have one window each and are in poor condition. The floors are badly broken in places.

Nos. 3, (Mrs. Dennis Gray) and No. 4, (Mrs. Nat. Gray) are brighter and the bedrooms have fairly good front windows but not at the back. The pantries are dark but ventilated at the back.

No. 5, (Mrs. Dexter) has a light and ventilated pantry; the bedrooms are small like No 2. but much brighter; the floors are decayed,

These old cottages are unfortunately situated so far as light and ventilation to the back is concerned; their backs are obstructed by lean-to buildings belonging to a row of cottages referred to below.

This row, consisting of some nine old cottages, is separated only by a rather congested yard from the row just described. The cottages at the lower end are small and badly placed.

Nos. 6 and 7, at the lower end have only one bedroom and one living-room and they are both badly lighted and ventilated.

No. 6, has a single occupant and No. 7, husband and wife only.

No. 8, which has two bedrooms (Mrs. G. Coles) has through ventilation by means of the kitchen; the bedrooms have low rafters; one has two through windows and the other has one window only; the thatched roof is worn out.

No. 9, (occupied by Mr. F. Pinney) is definitely obstructive; there are two bedrooms which are in good condition but damp at the Gable end; the living-room is small, however, and poorly ventilated and the house is practically back-to-back with No. 10 (Mrs. Jolley); No. 10 has recently been re-thatched; it has two bedrooms and two living-rooms and a ventilated pantry. The living-rooms are small and inconvenient and the bedrooms which have two stair-

ways are rather dark. The remaining houses in this row extending to the Post Office at the upper end are similar, but lie in a less congested position.

This group of cottages taken as a whole cannot be regarded as a satisfactory area—some of the houses require reconstruction to provide better light and ventilation and more conveniences, and the yard particularly should be reorganized to permit through ventilation to the first five cottages. Improvements and reconditioning should be considered, as opportunity arises, for the whole area, and this will probably necessitate the demolition of some cottages to provide more space for others. (Group II.)

### **Sywell.**

The cottages in this village are generally well-built. A row of three houses—owned by Mr. Harold Brown—require reconditioning.

No. 1, tenanted by Mrs. Nicholson, has three bedrooms and a living-room with a well-ventilated pantry ; the three bedrooms have only one low window each and are poorly ventilated. Repairs are required to stairs, etc. (Group IV.)

Nos. 2 and 3, have through ventilation up and down and require only minor repairs.

### **Mears Ashby.**

#### **MANOR ROAD.**

A group of eight houses in this road require special attention ; Nos. 10, 11 and 12 are in a parlous state.

No. 10, which has only one bedroom and one living-room is empty.

No. 11, with the same accommodation, is occupied by Mrs. Beeby alone ; the living-room is very small, and although there is through ventilation by the scullery it is damp at the back.

No. 12, occupied by Mrs. Martin, has two bedrooms, two living-rooms and a scullery. One living-room which has through ventilation by means of the scullery is in quite good condition; the other which has a kind of French window at the front is also fairly good. The stairs, however, are broken and unsafe. The two bedrooms are dilapidated and have only one window each. The roof is unsound and rain comes into the bedrooms ; there is no pantry or wash-house.

These three houses should, in my opinion, either be demolished or reconstructed to make two reasonably good cottages. (Group II.)

No. 1, tenanted by Mrs. Keach, is a small detached cottage in a rather obstructive position ; it has two bedrooms and one living-room. The living-room is low ; the bedrooms have very low windows and are poorly ventilated and lighted. This cottage has been done up by the tenant and its appearance is fairly good, but it is essentially unsound in structure and should be demolished. (Group I.)

No. 2, occupied by Mrs. Clew alone,—owner Mr. Brown—is the first of a row of four old cottages which are falling into decay. This cottage has one bedroom, a landing and one living-room ; the latter is very low and dark and has no window at the back; there is a tiny ventilated pantry. The bedroom windows are low and provide insufficient ventilation.

No. 3, occupied by Mrs. Bartaby, has a thatched roof. It has one bedroom, a landing and one living-room. What is really a single bedroom is divided by an incomplete wooden partition and has broken old rafters which leak badly ; one window is 10 ins. square and the other 2 ft. ; in hot weather the conditions are unbearable ; the living-room is low and dismal.

No. 4, has only one bedroom and a living-room, is bare and miserable—like an empty barn—and the single bedroom has only a tiny window in the rafters and is in a hopeless state of decay—rain comes in constantly.

No. 5, the best of these, is occupied by Mrs. May ; it has two bedrooms and two living-rooms with a scullery. One bedroom is very bright with a good gable window, but the other is rather dark and airless. The living-rooms are pleasantly decorated.



In this row of houses, No. 2 should be closed and reconstructed at the end of the present tenancy. (Group III.) Nos. 3 and 4, should either be demolished or completely reconstructed to form one reasonable cottage—they are absolutely uninhabitable in their present state. (Group II.)

No. 5, requires minor reconditioning and improvements only. (Group IV.)

Cottages by the "Tinker and Tree," owned by the Abington Brewery Co. are good in their general structure, but unfortunately have no back ventilation. In one of these the defect is partly met by a skylight window. On account of the lean-to building at the back it seems hardly possible to provide through ventilation. Nevertheless, these houses could be considerably improved by the provision of out-buildings containing pantries, etc. (Group IV.)

At the other end of the village is a little group of three cottages owned by Mr. Wm. Barker.

No. 1, occupied by Mr. Johnson, used to be three houses; it is in fairly good condition, but the earth lies high at the back and causes damp and there is no through ventilation. These defects should be remedied. (Group IV.)

No. 2, occupied by Miss Knight, has two small bedrooms, a living-room and a ventilated pantry; there is through ventilation in the living-room but the bedroom floors are old and worn; the partitioned bedroom has one window at the back and one in the front.

The cottages should be reconditioned and improved in ventilation and domestic conveniences. (Group IV.)

#### DUTCHER END.

A cottage owned by Mr. Callis and tenanted by Mr. Odell has two bedrooms, two living-rooms and a scullery. The general condition is fair and the corrugated iron roof apparently keeps out the rain. The pantry ought to be provided with ventilation and the living-room floor improved. It would be a great advantage also to have a stairhead window. (Group IV.)

The cottage occupied by Mr. Sturgess has a very bad roof and requires general improvements and repairs. (Group IV.)

Nos. 1 and 2, at the top of the Yard are fairly satisfactory, but re-thatching at the back is required. (Group IV.)

Two low cottages with corrugated iron roofs, also owned by Mr. Barker, have the ground banked up behind which causes damp and have no windows at the back at all; the first of these, occupied by Mrs. King, is fairly good but has only one bedroom, with a window at the gable end; the second, tenanted by Mrs. Wills, is a pleasant house with three bedrooms and two living-rooms; it is also damp at the back owing to the high level of the earth.

The earth behind these cottages should be trenched and the back well rendered in cement; better ventilation should be provided by means of windows at the back. (Group IV.)

#### Hardwick.

None of the properties in this village is open to criticism. A row of eight cottages owned by Mr. Coles is quite a good example of how pleasant small cottages may be when they are provided with reasonable space and good ventilation.

#### Little Harrowden.

Above the Lamb Inn is a tiled cottage owned by Mrs. Gambrell. The ground lies high behind and the cottage is obstructed also by buildings which are close against it; there is no back ventilation. This cottage is unsuitably placed and should be demolished. (Group I.)

At the other side of the Lamb Inn is a little old cottage occupied by Mrs. Markham. There are two tiny living-rooms which have no through ventilation, and two little bedrooms with low windows and insufficient light and air; the floors are broken and decayed. This cottage appears to me to be sufficient for the needs of its present tenant, but it should be closed and demolished at the end of the existing tenancy. (Group III.)



At the western end of the village there is a somewhat congested group of cottages which is difficult to deal with at the present time.

Individually the cottages are structurally sound, but require repairs and improvements. The one occupied by Mrs. Desborough, for example, is an old cottage with a corrugated iron roof. The two living-rooms are very small but have fair ventilation ; there is no pantry. The bedrooms are roomy but floors and windows require repair. (Group IV.)

Through a narrow 'Close' is a cottage occupied by Mrs. Flint ; it has three bedrooms and two living-rooms ; the latter are rather dark but there is a good little kitchen and a barn. The two bedrooms and the landing are pretty well ventilated, but the stairs are badly broken. Improvements are required. (Group IV.)

The second cottage, occupied by Mr. Arthur Shawley, is rather obstructed by an old bake-house in the Yard.

An old tiled cottage in a backyard near the Post Office is one of four belonging to Mr. Ward ; this cottage, occupied by Mrs. Barnes, has two bedrooms and a living-room ; the bedrooms have no front ventilation and the floor-boards are decayed ; the rain comes in at one gable end and the roof is quite unsafe. I recommend its demolition and clearance. (Group I.)

No. 2, in front, occupied by Mrs. Shelford, has one bedroom and one living-room ; there is through ventilation in the pantry but no reasonable domestic conveniences are provided.

No. 3, occupied by Mrs. Brawn, is a pleasant house with two good bedrooms and two living-rooms ; the pantry has both light and ventilation. This house should be improved by the provision of a stairhead window, and No. 1 should be enlarged by the addition of scullery and pantry. (Group IV.)

A cottage in the middle of the Yard owned by Mrs. Gamble and occupied by Mr. Freeman, has two bedrooms, a living-room and a pantry. There are no bedroom windows at the back ; this house should be reconditioned to provide better light and ventilation. (Group IV.)

Three tiled cottages owned by Mr. A. J. Ward at right angles to the street have no windows at the back and get the morning sun only ; one of these, occupied by Mrs. Worley, has only a single bedroom and a living-room to accommodate father, mother and three children ; the living-room is a poor little place, and the single bedroom has only one window. The floors are in a bad state of repair and the general structure is poor.

The second house, occupied by Miss Harper, and the third by Mrs. Arthur Reynolds, have the same accommodation and are in a similar condition.

These houses are badly placed from the point of view of light, air and health, and are structurally unsound. They should be demolished and cleared. (Group I.)

Smith's Cottages are three dilapidated old thatched dwellings badly placed in a narrow yard. They have two bedrooms and a living-room ; the ceilings are very low in the living-room and there is no ventilation worth the name. The bedrooms also are low and their ceilings are dangerous. Everything is in a state of disrepair.

These cottages should be demolished and cleared. (Group I.)

An empty slate-roof cottage on the main street in front of this Yard will not, I understand, be used for human habitation. (Group I.)

On the left of the main street going towards the Kettering—Wellingborough Road, is a group of cottages—(Agent—Gillett).

Two of the cottages are derelict and beside this is one at present empty which has recently been reconditioned and is apparently satisfactory ; the remaining one of the group, occupied by Mr. S. Toseland, has two bedrooms and a living-room ; the latter is hopelessly out of repair and dark ; the ground is about 3 ft. above the back of the houses and causes serious dampness. The bedrooms are fairly airy but have no back ventilation, and they are in a hopeless state of dilapidation.

I recommend the demolition and clearance of the three houses, excluding the one which has been reconditioned. (Group I.)

Four brick cottages in a Yard, owned by Mrs. Garley on the right of the Main Street.

No. 1, occupied by Mrs. King, has only one bedroom and a living-room, and has to accommodate mother, father and four children. There is no pantry, no copper and no domestic conveniences of any kind. The single bedroom which looks out on a dismal yard is in a very poor state of repair ; the roof is fairly sound.

No. 2, occupied by Mrs. Finley, has the same accommodation and no pantry and no copper.

No. 3 is similar.

No. 4, (Mrs. Butlin) is a double-house, has two bedrooms and two living-rooms, but has to accommodate father, mother, a girl of 19 and two boys of 12 and 9 ; the girl has to sleep in the same room as the boys, and there is not even space to allow them to have beds ; the rain comes in through the roof and the walls are cracking on one side so that the plaster is falling off. The floor is in quite good condition.

I consider these houses badly placed and injurious to the health of their inhabitants. There is at the moment no water-supply as the wells have dried. These houses ought, in my opinion, to be demolished and the site cleared. (Group I.)

### **Orlingbury.**

A group of five cottages facing the village green on the left, owned by Mr. John Shenfield, Overstone.

No. 1, occupied by Mrs. Quarry (father, mother, and five young children) has two bedrooms, one living-room and a pantry ; a barn and copper are provided at the back ; the living-room is fairly satisfactory but the bedrooms are in a state of disrepair, and their floors are full of holes ; they have only a small front window, and no ventilation at the back ; this house has no back door.

No. 2, (Mrs. Cowley) has the same accommodation and no back door ; the ground lies high behind and causes a certain amount of damp.

No. 3, (Mrs. Ward) has a door at the back only ; it has two bedrooms and a living-room to accommodate father, mother and five children ; the roof requires repairs ; the living-room has a window in front and a door at the back ; the bedrooms are of fair size but have no through ventilation ; the windows are very low under the eaves and the ceiling is bad.

No. 4. (Mrs. Lilley)—who lives alone and has the same accommodation ; the bedrooms are in a bad state of repair and one of them is very dark with the ceiling only just over 6 ft. high and a low small window. These houses are not reasonably habitable in their present condition and should be either reconstructed to provide roomy, well-lighted and properly ventilated bedrooms, together with other domestic conveniences, or demolished and cleared. (Group II.)

No. 5, (Mrs. Lovell) is a much better house. Beyond this are three thatched roof cottages under the same ownership.

No. 1, tenanted by Mr. Eady, has only one bedroom and one living-room to accommodate father, mother and three children. The living-room is very small and inconvenient ; it has a window in front and a door at the back ; the pantry is feebly lighted by a small window. The single bedroom is very badly ventilated and lighted by only one small window ; the three children have to sleep in one bed. The house is in an indifferent state of repair.

No. 2, occupied by Mrs. Warren and a crippled brother, has two bedrooms and one living-room ; the windows are very bad indeed and give practically no light or ventilation.

These two cottages are not reasonably fit for habitation in their present state, and should either be demolished or reconstructed with raised roofs to provide bedrooms of reasonable size with good lighting and ventilation. (Group II.)



The third cottage, tenanted by Mrs. Craddock, has two bedrooms and two living-rooms. It is a rambling old cottage with a thatched roof. The floors are good and the general repair is satisfactory. It requires reconditioning and the provision of windows at the back ; at the present time the rooms get no sun as the windows face northwards only. (Group IV.)

A row of three storeyed cottages with corrugated iron roofs, owned by Mrs. Odell, Tillbrook, Beds. This row stands in a Yard which ought to be repaired.

No. 1—2, a double cottage tenanted by Mrs. G. Brown ; it has two bedrooms and two living-rooms to accommodate mother, father, three children, mother's father and brother. The pantries are unventilated ; the stairs are loose and unsafe and the ceiling is breaking in many places ; there is only one very low window to each bedroom, and the plaster is broken all round the floor level.

Nos. 3 and 4, with one bedroom and one living-room each, are occupied by single tenants ; they are also in a state of disrepair.

No. 5, occupied by an elderly lady, Mrs. Butlin (alone) is now owned by Mrs. Jacques ; there are two bedrooms and two living-rooms. Mrs. Butlin is over 80 years of age and does not use the bedroom, but sleeps in one of the living-rooms ; the house is well decorated and admirably suited to its present tenant.

No. 6, is owned and occupied by a Mrs. Butlin ; it has two bedrooms and two living-rooms and a good well-ventilated pantry ; it is kept in a very good state of repair.

I consider that Nos. 1—2 ; 3 and 4 are not reasonably fit for human habitation in their present condition ; they should either be closed or reconstructed to form two satisfactory cottages. (Group II.)

No. 5, is quite satisfactory for its present occupant, but at the termination of the present tenancy reconditioning should be considered. (Group III.)

## **Isham.**

### **CROWN COTTAGES.**

This is a group of seven badly placed ill-constructed cottages forming a rough square.

No. 1, a detached cottage on the left, is tenanted by Mr. Hull. It has three bedrooms and two living-rooms ; the general state of decoration is very bad indeed. The brick floors of the living-room are so rough that they cannot be cleansed ; one can see a large part of the bedrooms through the ceiling of the second living-room, and apart from the holes in the floor above its ventilation is very bad. The house is damp at the back, and the good wallpaper is being constantly spoiled ; the stairs are decayed and rotten. The bedrooms have only one window each and the floors are rotten, except the middle one. The third bedroom is completely dilapidated, ceiling and floor alike ; the pantry is totally dark and unventilated.

No. 2, occupied by Mrs. Todd, is less dreadful, but it is very damp owing to the ground behind being about 3 ft. above floor level.

No. 3, occupied by Mr. Harold Butts, has to accommodate father, mother and three children ; it has two bedrooms and one living-room. The ground lies high behind and causes damp ; the ceilings are broken and unsafe ; the pantry is lighted but not ventilated ; the bedrooms are low and miserable with broken window frames and decayed floors ; in No. 2 bedroom the roof leaks badly ; the barn is so wet and exposed to weather as to be unusable.

No. 4, occupied by Mrs. G. Chester, has two bedrooms, a living-room and a kitchen, to accommodate father, mother, a girl of 20 and a boy of 6. The kitchen is very small and badly ventilated ; it is unbearably hot when cooking is in progress. The living-room has only a tiny window and its fireplace is all broken down ; the pantry is unventilated. The first bedroom is a low clumsy apartment with practically no ventilation at all ; the second is even worse and the roof appears to be steadily falling in and becoming dangerous.

" I had better accommodation in a dug-out at Loos," said the tenant—and he was telling the plain truth.



I consider that these houses are injurious to the health of their occupants by reason of their bad arrangement and defective structure, and that they cannot be repaired at a reasonable cost. I therefore recommend their demolition and the clearance of the site. (Group I.)

No. 5, cottage occupied by Mrs. Stanley has two bedrooms and two living-rooms. The living-room floors are very low and damp ; the first bedroom is small and low but a fairly good room ; the second bedroom is not used ; its floor is bad and it is poorly ventilated ; the living-room window does not open.

No. 6, occupied by Mrs. Worley, has also two bedrooms and two living-rooms. The roof, like that of No. 5, is in very bad condition and the lean-to at the back is unsafe. All the walls are damp owing to the low level of the floors ; the bedrooms are of good size but the floors are old and springy.

No. 7, occupied by Mrs. Chapman, (father, mother and one child).

I recommend these three houses (Nos. 5, 6 and 7) be either demolished or entirely reconstructed with more light and ventilation, new floors, raised roofs and better domestic conveniences. (Group II.)

#### KETTERING ROAD.

At the northern end of the village on the right lies a very irregular arranged group of cottages owned partly by the Estate Office, Woodford, Thrapston. Reconditioning is being carried out on a number of these houses and, so far as one can judge at present, it appears to be adequate.



